Planning Commission Meeting
April 16, 2024 - 6:00 PM
Special Meeting - City Hall Council Chambers
AGENDA

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting scheduled for Tuesday, April 16, 2024, at 6:00 p.m. will be held in person and virtually. To attend the meeting virtually, click one of the links below, or call in at one of the phone numbers below:

Join Zoom Meeting
https://us06web.zoom.us/j/7999102307
Meeting ID: 799 910 2307
One tap mobile
+12532158782,,7999102307# US (Tacoma)
+12532050468,,7999102307# US
Dial by your location
• +1 253 215 8782 US (Tacoma)
• +1 253 205 0468 US
• 888 475 4499 US Toll-free
• 877 853 5257 US Toll-free
Meeting ID: 799 910 2307
Find your local number: https://us06web.zoom.us/u/kbLsn6aJ7H

II. CALL TO ORDER

A. **ROLL CALL/ESTABLISHMENT OF QUORUM**

B. **PLEDGE OF ALLEGIANCE**

III. PUBLIC COMMENT

Comment from the audience on any proposal for action by the Commission. If the comment is related to an action subsequently listed here as a public hearing, the comment should be provided at the time of the public hearing.

IV. APPROVAL OF MINUTES

A. April 2, 2024 Draft Minutes from the Special Planning Commission Meeting

V. OTHER BUSINESS

A. **Public Hearing and Deliberation Process Overview (Tate)**

Staff will provide an overview of the public hearing and deliberation process for the upcoming Planning Commission Public Hearings.

B. **Historic Preservation Element (Reed)**

Staff presentation of the proposed changes to the Historic Preservation Element.

C. **Economic Development Element (Tate)**

Staff presentation on the proposed changes to the Economic Development Element.

VI. PUBLIC HEARINGS

A. Land Use Element (Steiner)

Public Hearing for the public testimony and Planning Commission deliberation on the Land Use Element.

B. Housing Element (Steiner)

Public Hearing for public testimony and Planning Commission deliberation on the Housing Element.

VII. ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.

AGENDA BILL APPROVAL FORM

Agenda Subject:
April 2, 2024 Draft Minutes from the Special Planning Commission Meeting

Date:
April 9, 2024

Department:
Community Development

Attachments:
April 2, 2024 Draft Minutes

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff:

Meeting Date: April 16, 2024

Item Number:

Planning Commission Meeting
April 2, 2024 - 6:00 PM
Special Meeting - City Hall Council Chambers
MINUTES

I. PUBLIC PARTICIPATION

A. Public Participation Information

The City of Auburn Planning Commission Meeting was held in person and virtually.

II. CALL TO ORDER

Chair Judi Roland called the meeting to order at 6:07 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

A. ROLL CALL/ESTABLISHMENT OF QUORUM

Commissioners present: Chair Judi Roland, Vice Chair Phillip Stephens, Julie Berry, Kent Sprague, William Stewart, and Aaron Vanderpol. Commissioner Walters arrived at 6:16 p.m.

Staff members present: Acting Planning Services Manager Alexandrea Teague, Senior City Staff Attorney Doug Ruth, Senior Planner Josh Steiner, and Deputy City Clerk Rebecca Wood-Pollock.

B. PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

III. PUBLIC COMMENT

Linda Redman, Auburn

Linda discussed Peace Studies and how to raise healthy children and splitting poles, South American rain forest fires, checkerboard development, species density, tree cutting, and shared concerns regarding the presence of trees in Auburn.

IV. APPROVAL OF MINUTES

A. March 5, 2024 Minutes from the Regular Planning Commission Meeting

Commissioner Stewart moved and Commissioner Sprague seconded to approve the March 5, 2024 Planning Commission

Meeting Minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

V. OTHER BUSINESS

A. Annual Review of Planning Commission Rules of Procedure (Teague)

The Planning Commission reviews their Rules of Procedure annually, to determine if any changes are warranted.

Acting Planning Services Manager Teague shared the current Planning Commission Rules of Procedure and asked Commissioners to bring changes to the next meeting. She stated that City staff have not identified any changes at this time and that the start time for Planning Commission Meetings will be addressed at a later date.

B. Annual Election of Officers (Teague)

Each year the Planning Commission elects a Chair and Vice-Chair to preside.

Chair Roland opened the floor to nominations for the Chair and Vice Chair seats on the Planning Commission.

Commissioner Sprague moved and Commissioner Stewart seconded to retain Chair Roland in her seat as Chair.

MOTION APPROVED. 6-0

Commissioner Sprague moved and Commissioner Berry seconded to retain Vice Chair Stephens in his seat as Vice Chair.

MOTION APPROVED. 6-0

C. 2024 Comprehensive Plan (Steiner)

Presentation on the Land Use Element of the Comprehensive Plan.

Senior Planner Steiner shared a presentation with the Commission regarding the Land Use Element of the 2024 Comprehensive Plan, including the purpose, scope, core changes, the potential implications of the proposed changes, and the next steps in the process. He also shared a presentation on the Housing Element of the 2024 Comprehensive Plan, including the purpose and scope, core changes, the potential implications of the proposed changes, and the next steps in the process.

The Commission discussed State requirements, residential zoning designations and density, allowed minimums of lot density, building heights in the Downtown area, transportation routes, the Auburn GSA property, the number of residents currently working from home, the Downtown Auburn Growth map, the next steps in the

process, the timeline for the process, the Diamond Valley lot zoning, residential green space, different types of housing, parking options for different housing types, unit lot subdivisions, zoning around the Sound Transit Center, projection feasibility, and capacity analysis.

VI. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:55 p.m.

APPROVED this 16th day of April, 2024.

JUDI ROLAND, CHAIR	**Rebecca Wood-Pollock, Deputy City Clerk**

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the city council which must ultimately make the final decision.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Public Hearing and Deliberation Process Overview (Tate)

Date:
April 5, 2024

Department:
Community Development

Attachments:
2024 Comp Plan Memorandum

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Reviewed by Council Committees:

Councilmember:

Staff: Tate

Meeting Date: April 16, 2024

Item Number:

CITY OF AUBURN WASHINGTON

Memorandum

To: Judi Roland, Chair, Planning Commission
Planning Commission Members

From: Josh Steiner, Senior Long-Range Planner, Comm. Dev. Dept.
Dinah Reed, Senior Planner, Comm. Dev. Dept.
Jeff Tate, Director of Special Projects, Comm. Dev. Dept.

Date: April 16, 2024

Re: **Special Meeting: 2024 Comprehensive Plan - Planning Commission**

Each city and county in Washington state is required to conduct a periodic update of its comprehensive plan and development regulations per RCW 36.70A.130 (The Growth Management Act or GMA). In general, the purpose is to ensure consistency with the Puget Sound Regional Council Vision 2050, the Countywide Planning Policies (for Auburn this means both Pierce and King County), any changes in state laws over the intervening time, and to respond to changing conditions within the local community.

Tonight, a public hearing on the Land Use Element and Housing Element will be conducted. Additionally, staff will be presenting on the Historic Preservation Element and the Economic Development Element of the Comprehensive Plan. Presentations will include a discussion of the proposed changes and the purpose and implication of the changes. This meeting is open to the public and has been advertised appropriately as a Special Meeting. Table 1 illustrates current, past, and upcoming Planning Commission meetings for the Comprehensive Plan update, as well as subject.

Subject	Public Meeting	Public Hearing	Deliberation and Action
Land Use	✓	***Tonight***	April 30
Housing	✓	***Tonight***	April 30
Historic Preservation	***Tonight***	April 30	May 7
Economic Development	***Tonight***	April 30	May 7
Climate	April 30	May 7	May 21
Parks and Open Space	April 30	May 7	May 21
Capital Facilities	May 7	May 21	June 4
Storm Water Plan	May 21	June 4	June 18
Transportation	May 21	June 4	June 18
Sewer System Plan	June 4	June 18	July 2

Water System Plan	July 2	July 16	If Needed
Utilities Element	July 2	July 16	If Needed

For reference, the current adopted Comprehensive Plan Elements can be found here.

Feel free to contact Josh Steiner, Senior Planner, at jsteiner@auburnwa.gov or 253-804-5064 with any questions.

Included Attachments:
Attachment A – Historic Preservation Element Presentation
Attachment B – Historic Preservation Element (edited, v1))
Attachment C – Historic Preservation Element (clean, v2)
Attachment D – Economic Development Element Presentation
Attachment E – Economic Development Element (clean, v2)
Attachment F – Land Use Element Presentation
Attachment G – Land Use Element (clean, v3)
Attachment H – Proposed Land Use Table
Attachment I – 2044 Proposed Zoning Map (v3)
Attachment J – Housing Element Presentation
Attachment K – Housing Element (clean, v3)
Attachment L – Housing Needs and Characteristics Assessment

Note: V1 = Currently adopted Plan showing staff edits
V2 = Clean version of V1 with staff edits incorporated
V3 = Clean version of V2 with edits incorporated, showing edits in response to public comments, Planning Commission comments, and/or agency comments. May include maps or other figures that have been amended by staff since V2 in response to comments.

If V1 is not available, please see currently adopted Element via link above.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Historic Preservation Element (Reed)

Date:
April 5, 2024

Department:
Community Development

Attachments:
Exhibit A - Historic Preservation Element
Presentation
Exhibit B - Historic Preservation Element V1
Exhibit C - Historic Element V2

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Exhibits

Reviewed by Council Committees:

Councilmember:

Staff: Reed

Meeting Date: April 16, 2024

Item Number:

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – HISTORIC PRESERVATION ELEMENT

DINAH REED, SENIOR PLANNER
PLANNING COMMISSION SPECIAL MEETING

APRIL 16, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN – HISTORIC PRESERVATION ELEMENT

Purpose and Scope of Comprehensive Plan Amendments

1) Policies have been updated to include Action Items.

2) Encourage the establishment of an Historic Preservation Committee.

3) Photographs of each of the six properties listed on the King County Landmarks List or the National Register of Historic Places were added to the element.

2024 PERIODIC COMPREHENSIVE PLAN – HISTORIC PRESERVATION ELEMENT

Core Changes to Historic Preservation Element

- **Historic Registry Update**
  - No new buildings have been added to the Historic Registry since 2016.
  - Photographs have been added to the Element.

Auburn Masonic Temple



Auburn Pioneer Cemetery



2024 PERIODIC COMPREHENSIVE PLAN – HISTORIC PRESERVATION ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Historic Preservation Element

Auburn Post Office



Mary Olson Farm



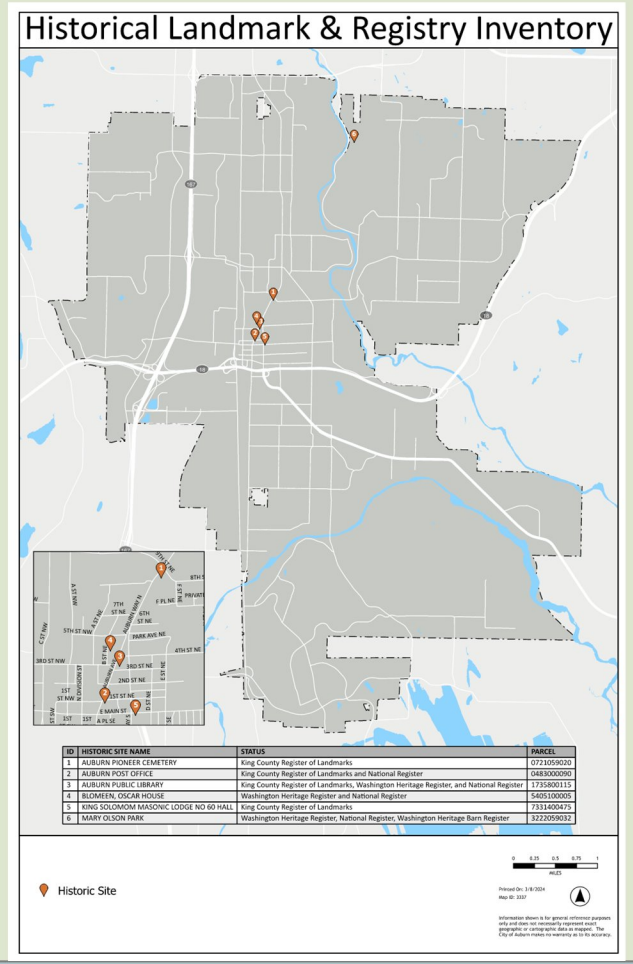
Oscar Blomeen House



Auburn Public Library



2024 PERIODIC COMPREHENSIVE PLAN – HISTORIC PRESERVATION ELEMENT



ID	HISTORIC SITE NAME	STATUS	PARCEL
1	AUBURN PIONEER CEMETERY	King County Register of Landmarks	0721059020
2	AUBURN POST OFFICE	King County Register of Landmarks and National Register	0483000090
3	AUBURN PUBLIC LIBRARY	King County Register of Landmarks, Washington Heritage Register, and National Register	1735800115
4	BLOMEEN, OSCAR HOUSE	Washington Heritage Register and National Register	5405100005
5	KING SOLOMOM MASONIC LODGE NO 60 HALL	King County Register of Landmarks	7331400475
6	MARY OLSON PARK	Washington Heritage Register, National Register, Washington Heritage Barn Register	3222059032

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- **Updated and Consolidated Policies to include Action Items**

GOAL 1. To enhance and maintain the quality of historical resources in the region.

HP-1 Encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites in Auburn.

- HP-2 – Educate City staff to recognize significant resources and structures or provide City staff with access to professionals who specialize in historic preservation.
- HP-3 - Seek grant opportunities to conduct historic building inventories of neighborhoods.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- **Updated and Consolidated Policies to include Action Items**

HP-4 Develop an Historic Preservation Plan to identify and protect Auburn's historic resources.

- HP-5 - Update the historic site and building inventory as part of this plan to include additional buildings, signage, corridors, and public spaces of historical significance.
- HP-6 - Amend existing historic preservation codes and incentives as needed to implement an Historic Preservation Plan.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- **Updated and Consolidated Policies to include Action Items**

HP-7 The City should consider the impacts of new development on existing historic buildings and resources as a part of its environmental review process and encourage alternatives to demolition.

- HP-8 - Propose adaptive reuse ideas to encourage the rehabilitation of sites and buildings with unique or significant historic characteristics.
- HP-9 - Archival quality historical documentation should be required when a historical building cannot be preserved. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- Updated and Consolidated Policies to include Action Items

HP-10 Require appropriate mitigation measures if demolition is imminent, such as establishing a mitigation fund that could be used to further preservation elsewhere in the City.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- **Updated and Consolidated Policies to include Action Items**

HP-11 Future development in the Downtown area should be sensitive to the character of surrounding buildings and the historical context of the area.

- HP-12 - Retain existing buildings with historic characteristics and research the potential for placing additional buildings on the historic register.
- HP-13 - Modifications of existing buildings shall consider the appropriate treatment or restoration of historic architectural features.
- HP-14 - Make restoration of historic buildings known to the public through publication of projects to foster pride in downtown Auburn.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Historic Preservation Element

- **Updated and Consolidated Policies to include Action Items**

HP-15 The White River Valley Historical Museum is recognized as the primary repository of historic artifacts which relate to the City's historical and cultural heritage.

- HP-16 - Promote activities that create awareness and support cultivating the heritage of Auburn by offering walking or biking tours, festivals, and other means.
- HP-17 - Recognize Auburn's past prior to the arrival of settlers by promoting Native American sites and artifacts.
- HP-18 - Market the economic benefits to business owners and community groups when promoting cultural and historical events to gain a variety of involvement from various sectors in the City.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Potential Implications of Proposed Changes

- Forming an Historic Preservation Committee
- Writing an Historic Preservation Plan
  - Conducting an inventory of the City's structures, corridors, signage and places that have historical merit.
- Amendment of zoning code to support plan
- How to establish a mitigation fund if historical properties are demolished.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Next Steps

- April 30th Public Hearing
  - Requested updates based on feedback

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Questions, Discussion, and Feedback

City of Auburn

Historic Preservation Element

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INTRODUCTION AND BACKGROUND 1
Vision 1
VALUES 2
CONDITIONS AND TRENDS 3
Main Street 3
Historic Registry 3
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INTRODUCTION AND BACKGROUND

Through the recognition and preservation of its past, Auburn can ensure its uniqueness and strengthen its identity as it moves into the future. The City recognizes the importance of maintaining this connection with its past by including policies which address the enhancement and maintenance of historic resources within this Comprehensive Plan. This importance is also recognized by both the State and the County by the inclusion of historic preservation as one of the goals of the Growth Management Act (GMA) and in the King County Countywide policies.

Planning Approach to maintain, preserve, and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

In 2010 the United States Census Bureau identified Auburn's population as being 70,180 residents. ~~Since then,~~ Auburn ~~has grown~~grew ~~to~~in population to 84,8582 ~~84,858 total~~ residents in 2022, a 20% increase in 12 years but has since gone down in population to 82,657 in 2024. ~~2022., an astonishing 20% increase in 12 years~~. ~~This~~ The growth ~~has~~ applied substantial development pressure onto the city and enabled new businesses and services to prosper, but without the proper management of growth and development, these forces have potential to negatively impact the historic sites and cultural practices that exist in Auburn, and which contribute to the reason why residents and visitors are drawn to Auburn in the first place.

Proper identification and stewardship of historic and cultural assets is critical as the city works to balance competing demands on space, housing, services, and resources, because said assets help to create an identifiable identity for Auburn and often enable residents to better connect with their community. These assets may be historically significant structures, landmarks, and places and practices of tribal importance.

Vision

Unlike many cities within the Puget Sound Region, Auburn has a long and established history. Auburn has been a vibrant and freestanding community for over 100 years. As a result, Auburn developed its own downtown as the focus of business and community life. The downtown in particular, and the community as a whole, were linked to the railroads, which were the major mode of transportation throughout the region for decades. In the past several decades, the region has experienced significant population growth. Due to the nature of this growth, the differences between one community and another have blurred, and communities are becoming more and more alike. If Auburn is to retain its identity as a unique community, it must seek to emphasize its differences and celebrate them. Auburn's history is a part of its identity that is unique to Auburn.

VALUES

Auburn's history is identifiable and unique, contributing to an evident community identity. By preserving where this community has already been, we better inform where it's going. Under pressure to grow its economy while simultaneously meeting the emerging needs of its residents, Auburn's municipal policies aimed at preserving the city's historic and cultural assets will be shaped by our shared values. These values are:

Character

Historic structures and culturally significant sites are protected, ensuring that Auburn's community identity is grounded in its historic legacy.

Wellness

Efforts to support the livability of historic neighborhoods and structures are supported through city programs, projects, and collaboration with communities.

Service

The ongoing function and operations of historic structures and places are supported through the investment into, and maintenance of, the utilities that serve them.

Economy

One-of-a-kind historic structures and places are revitalized, enhancing property values, and encouraging consumers to remain in place and purchase goods.

Celebration

Auburn's history and local culture is actively promoted to residents and visitors in collaboration with city-supported organizations and official programs.

Environment

Investment, maintenance, and restoration of existing buildings and places are prioritized, disincentivizing urban sprawl into natural and open spaces.

Sustainability

Growth and business activity in Auburn does not damage local historic sites and culturally important practices continue to be emphasized and supported.

CONDITIONS AND TRENDS

Main Street

In 2017 the Heritage Building, a structure which housed apartments and local storefronts since 1924, tragically burned down, creating a gap in Auburn's otherwise well-defined and preserved Main Street. Four years later, in 2021, the Max House Apartments, another mature Main Street-defining structure also caught fire, eventually spreading to the historic and beloved Auburn Avenue Theater, rendering both buildings unsalvageable. Today, the city and stakeholders continue work to reimagine the sites of the three lost Main Street structures, and though their absence serve as an opportunity to imagine a new direction, their loss nonetheless remains an important reminder of the importance of historic preservation, because many culturally and historic assets cannot be replaced so easily once gone.

Historic Registry

There are currently six properties in the city of Auburn listed on either the King County Landmarks List or the National Register of Historic Places. When a property is added to either of these lists it means that their historic status is secured and they are now subject to a number of legal protections to prevent their removal, destruction, or alteration.

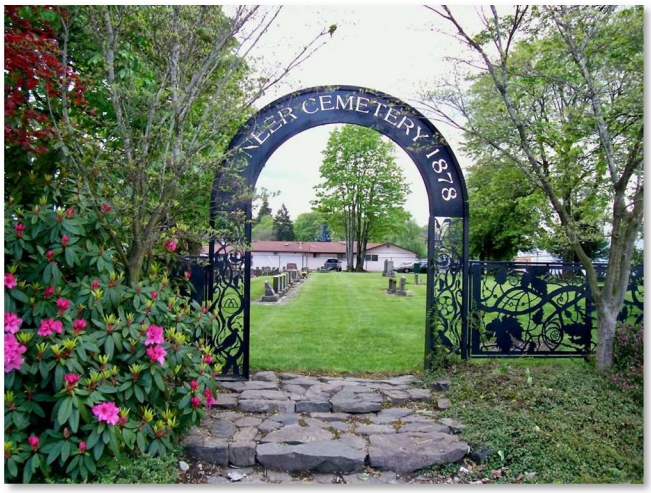
The six properties are:

- *Auburn Masonic Temple* – Designated 2002

  In the late 1800s, settlers in Auburn formed King Solomon Lodge No. 60, becoming the town's second fraternal order. They built the Auburn Masonic Temple in 1924, a historic Italian Renaissance Revival-style building listed on the King County Landmarks List in 2002 and National Register of Historic Places in 2015. It is located at 10 Auburn Way S.

- ***Auburn Pioneer Cemetery*** – Designated 2016



Auburn Pioneer Cemetery, established in the 1860s, is the city's oldest cemetery. It underwent various name changes and was designated a landmark in 2016. In 2019, the restored cemetery was officially dedicated, featuring new walkways, signage, and the Tora Kato monument's restoration. It is located at 850 Auburn Way N.

- ***Auburn Post Office*** – Designated 2000



Built in 1937, the Auburn Post Office transitioned to King County's use in the 1960s. In 2016, the City of Auburn acquired the building to create the Auburn ~~Arts & Culture Center,~~Postmark Center for the Arts & Culture Center preserving its character for diverse community arts activities. It is located at 20 Auburn Ave.

- ***Auburn Public Library*** – Designated 1995



- In 1914, Auburn celebrated the opening of its Carnegie Library, located at 3rd Street NE and Auburn Avenue. Designed by architect David J. Myers and funded by a $9,000 grant from the Carnegie Corporation, the 5,000 square-foot brick building featured a central librarian's desk, a children's section, and

an adult section, serving the city for 50 years. It is located at 306 Auburn Ave.

- ***Mary Olson Farm*** – Designated 2000



Mary Olson Farm, a partnership between the White River Valley Museum and City of Auburn, is a fully restored 1880s subsistence farm, known for its preservation and conservation awards. This historic 67-acre site includes seven wooden buildings, an orchard, and meadows, offering a glimpse into early 1900s farm life. It is located at 28728 Green River Road.

- ***Oscar Blomeen House*** – Designated 1991



Built by owner Oscar Blomeen in 1914, the Oscar Blomeen House features a corner turret and a rich history. It served as Auburn's first hospital during the 1917-1919 influenza epidemic, a maternity hospital, and a surgical center. It's also an example of post-Victorian architecture with Craftsman influences. It is located at 324 B St NE.

GOALS AND POLICIES

Goal 1. To enhance and maintain the quality of historical resources in the region.

HP-~~1.1~~1 - E~~The City shall e~~ncourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites in Auburn~~.~~

HP-2 – Educate City staff ~~should be adequately trained~~ to recognize significant resources and structures or ~~should have ready~~provide City staff with access to professionals who specialize ~~who do~~in historic preservation.

HP-3 - Seek grant opportunities to conduct historic building inventories of neighborhoods.

HP-4~~1.2~~ - D~~The City should d~~evelop an Historic Preservation Plan to identify and protect ~~City~~ Auburn's historic resources.

HP-5 - Update T~~t~~he historic site and building inventory ~~should be updated~~ as part of this plan to include additional buildings, signage, corridors, and public spaces of historical significance.~~and made readily accessible to the public.~~

HP-6 - A~~The City should a~~mend existing historic preservation codes and incentives as needed to implement the Historic Preservation Plan.

HP-~~1.3~~7 - The City ~~shall~~ should consider the impacts of new development on existing historic buildings ~~a~~land resources as a part of its environmental review process and encourage alternatives to demolition.~~require any appropriate mitigating measures. A mitigation fund should be established and maintained for receiving contributions when historic resources are demolished. The fund should be used to further preservation activities within the City.~~

HP-8 - Propose adaptive reuse ideas to encourage the rehabilitation of sites and buildings with unique or significant historic characteristics.

HP-9 - Archival quality historical documentation should be required when a historical building cannot be preserved. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.

HP-10 - Require appropriate mitigation measures if demolition is imminent, such as establishing a mitigation fund that could be used to further preservation elsewhere in the City.~~Development projects proposing modifications to, or demolitions of historic buildings or resources shall mitigate such impacts. Archival quality historical documentation shall be required when a building, on an inventory of~~

~~historic places, cannot be preserved or cannot have significant architectural/historical features retained. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.~~

~~HP-1.4~~

~~The City should assist appropriate efforts to rehabilitate sites and buildings with unique or significant historic characteristics.~~

HP-~~1.5~~11 - Future development in the Downtown area should be sensitive to the character of surrounding buildings and the historical context of the area.

HP-12 - Retain existing buildings with historic characteristics and research the potential for placing additional buildings on the historic register.

HP-13 - Modifications of existing buildings shall consider the appropriate treatment or restoration of historic architectural features.

HP-14 - Make restoration of historic buildings known to the public through publication of projects to foster pride in downtown Auburn.

HP-~~1.6~~15 - The White River Valley Historical Museum is recognized as the primary repository of historic artifacts which relate to the City's historic and cultural heritage.

HP-16 - Promote activities that create awareness and support cultivating the heritage of Auburn by offering walking or biking tours, festivals, and other means.

HP-17 - Recognize Auburn's past prior to the arrival of settlers by promoting Native American sites and artifacts.

HP-18 - Market the economic benefits to business owners and community groups when promoting cultural and historical events to gain a variety of involvement from various sectors in the City.

~~*HP-1.8*~~

~~The City should work with the White River Valley Historical Museum and other interested organizations and agencies to educate the public about the area's cultural and historic heritage through the promotion of walking tours, festivals, online resources, and other means.~~

~~*HP-1.7*~~

~~The City recognizes that the region's history began before the arrival of settlers to the area and should accord the same levels of promotion and protection to Native American sites and artifacts as to those of the more recent past.~~

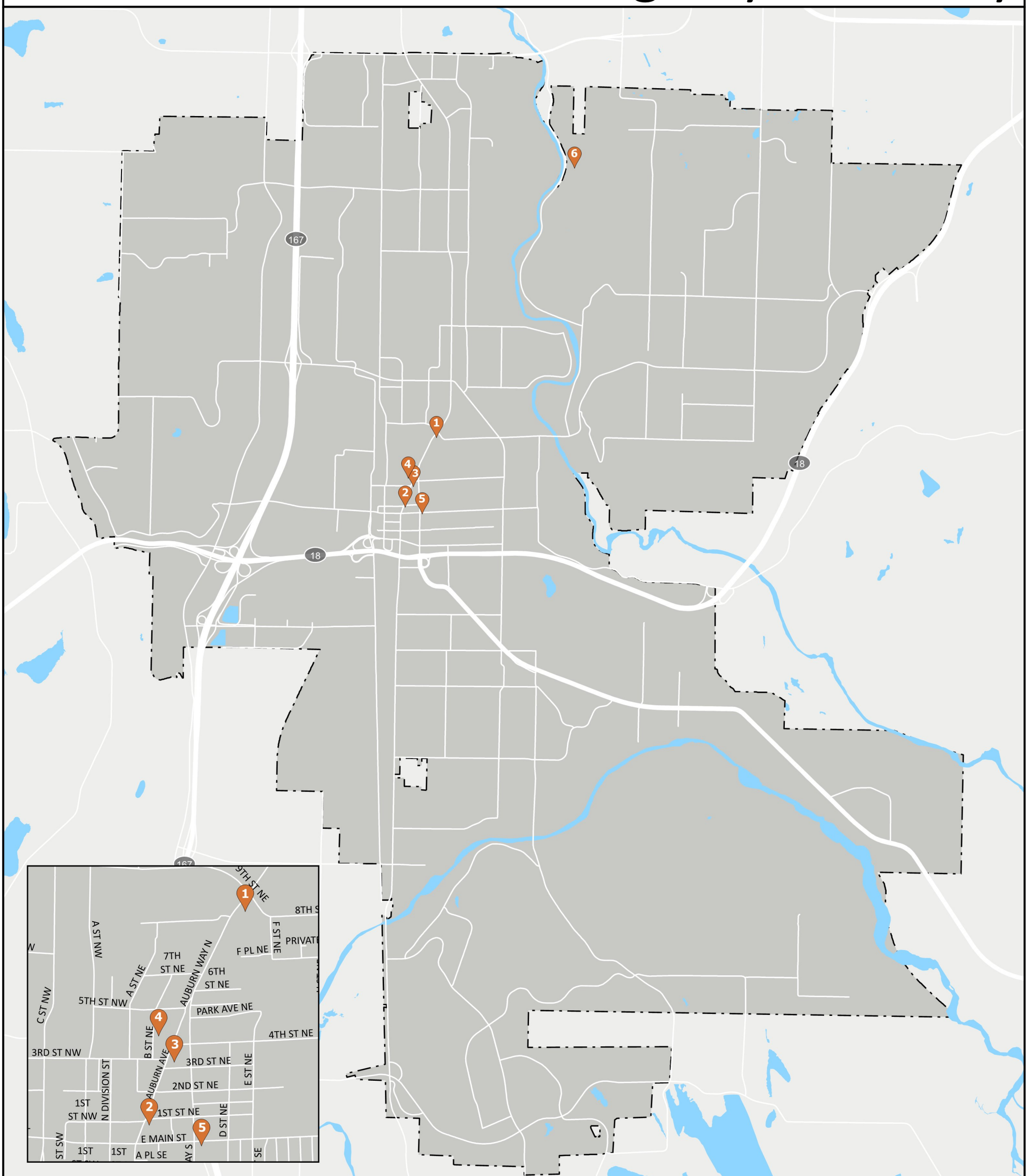
~~***HP-1.8***~~

~~The City should work with the White River Valley Historical Museum and other interested organizations and agencies to educate the public about the area's cultural and historic heritage through the promotion of walking tours, festivals, online resources, and other means.~~

~~***HP-1.9***~~

~~Development projects proposing modifications to, or demolitions of historic buildings or resources shall mitigate such impacts. Archival quality historical documentation shall be required when a building, on an inventory of historic places, cannot be preserved or cannot have significant architectural/historical features retained. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.~~

Historical Landmark & Registry Inventory



ID	HISTORIC SITE NAME	STATUS	PARCEL
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2	AUBURN POST OFFICE	King County Register of Landmarks and National Register	0483000090
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5	KING SOLOMOM MASONIC LODGE NO 60 HALL	King County Register of Landmarks	7331400475
6	MARY OLSON PARK	Washington Heritage Register, National Register, Washington Heritage Barn Register	3222059032

Historic Site

0 0.25 0.5 0.75 1
MILES

Printed On: 3/8/2024
Map ID: 3337

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

City of Auburn

Historic Preservation Element

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GOALS AND POLICIES 6

INTRODUCTION AND BACKGROUND

Through the recognition and preservation of its past, Auburn can ensure its uniqueness and strengthen its identity as it moves into the future. The City recognizes the importance of maintaining this connection with its past by including policies which address the enhancement and maintenance of historic resources within this Comprehensive Plan. This importance is also recognized by both the State and the County by the inclusion of historic preservation as one of the goals of the Growth Management Act (GMA) and in the King County Countywide policies.

Planning Approach to maintain, preserve, and enhance the City's historic, cultural and archaeological resources to provide a sense of local identity and history to the visitors and residents of the community.

In 2010 the United States Census Bureau identified Auburn's population as being 70,180 residents. Auburn grew in population to 84,8582 residents in 2022, a 20% increase in 12 years but has since gone down in population to 82,657 in 2024... The growth applied substantial development pressure onto the city and enabled new businesses and services to prosper, but without the proper management of growth and development, these forces have potential to negatively impact the historic sites and cultural practices that exist in Auburn, and which contribute to the reason why residents and visitors are drawn to Auburn in the first place.

Proper identification and stewardship of historic and cultural assets is critical as the city works to balance competing demands on space, housing, services, and resources, because said assets help to create an identifiable identity for Auburn and often enable residents to better connect with their community. These assets may be historically significant structures, landmarks, and places and practices of tribal importance.

Vision

Unlike many cities within the Puget Sound Region, Auburn has a long and established history. Auburn has been a vibrant and freestanding community for over 100 years. As a result, Auburn developed its own downtown as the focus of business and community life. The downtown in particular, and the community as a whole, were linked to the railroads, which were the major mode of transportation throughout the region for decades. In the past several decades, the region has experienced significant population growth. Due to the nature of this growth, the differences between one community and another have blurred, and communities are becoming more and more alike. If Auburn is to retain its identity as a unique community, it must seek to emphasize its differences and celebrate them. Auburn's history is a part of its identity that is unique to Auburn.

VALUES

Auburn's history is identifiable and unique, contributing to an evident community identity. By preserving where this community has already been, we better inform where it's going. Under pressure to grow its economy while simultaneously meeting the emerging needs of its residents, Auburn's municipal policies aimed at preserving the city's historic and cultural assets will be shaped by our shared values. These values are:

Character

Historic structures and culturally significant sites are protected, ensuring that Auburn's community identity is grounded in its historic legacy.

Wellness

Efforts to support the livability of historic neighborhoods and structures are supported through city programs, projects, and collaboration with communities.

Service

The ongoing function and operations of historic structures and places are supported through the investment into, and maintenance of, the utilities that serve them.

Economy

One-of-a-kind historic structures and places are revitalized, enhancing property values, and encouraging consumers to remain in place and purchase goods.

Celebration

Auburn's history and local culture is actively promoted to residents and visitors in collaboration with city-supported organizations and official programs.

Environment

Investment, maintenance, and restoration of existing buildings and places are prioritized, disincentivizing urban sprawl into natural and open spaces.

Sustainability

Growth and business activity in Auburn does not damage local historic sites and culturally important practices continue to be emphasized and supported.

CONDITIONS AND TRENDS

Main Street

In 2017 the Heritage Building, a structure which housed apartments and local storefronts since 1924, tragically burned down, creating a gap in Auburn's otherwise well-defined and preserved Main Street. Four years later, in 2021, the Max House Apartments, another mature Main Street-defining structure also caught fire, eventually spreading to the historic and beloved Auburn Avenue Theater, rendering both buildings unsalvageable. Today, the city and stakeholders continue work to reimagine the sites of the three lost Main Street structures, and though their absence serve as an opportunity to imagine a new direction, their loss nonetheless remains an important reminder of the importance of historic preservation, because many culturally and historic assets cannot be replaced so easily once gone.

Historic Registry

There are currently six properties in the city of Auburn listed on either the King County Landmarks List or the National Register of Historic Places. When a property is added to either of these lists it means that their historic status is secured and they are now subject to a number of legal protections to prevent their removal, destruction, or alteration.

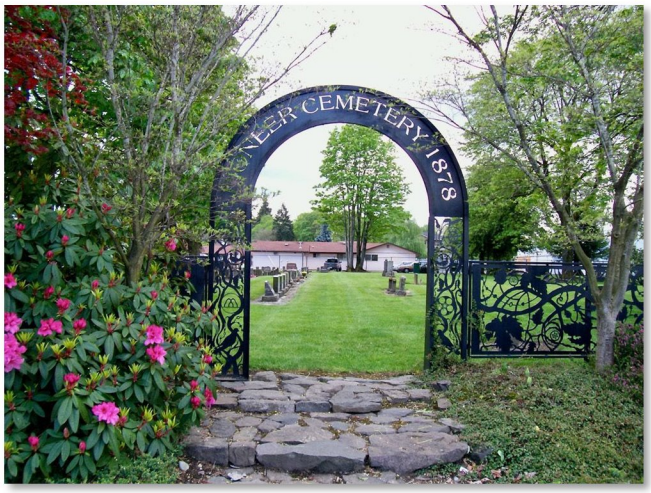
The six properties are:



- *Auburn Masonic Temple* – Designated 2002

  In the late 1800s, settlers in Auburn formed King Solomon Lodge No. 60, becoming the town's second fraternal order. They built the Auburn Masonic Temple in 1924, a historic Italian Renaissance Revival-style building listed on the King County Landmarks List in 2002 and National Register of Historic Places in 2015. It is located at 10 Auburn Way S.

- ***Auburn Pioneer Cemetery*** – Designated 2016



Auburn Pioneer Cemetery, established in the 1860s, is the city's oldest cemetery. It underwent various name changes and was designated a landmark in 2016. In 2019, the restored cemetery was officially dedicated, featuring new walkways, signage, and the Tora Kato monument's restoration. It is located at 850 Auburn Way N.

- ***Auburn Post Office*** – Designated 2000



Built in 1937, the Auburn Post Office transitioned to King County's use in the 1960s. In 2016, the City of Auburn acquired the building to create the Auburn Postmark Center for the Arts & Culture Center preserving its character for diverse community arts activities. It is located at 20 Auburn Ave.

- ***Auburn Public Library*** – Designated 1995



- In 1914, Auburn celebrated the opening of its Carnegie Library, located at 3rd Street NE and Auburn Avenue. Designed by architect David J. Myers and funded by a $9,000 grant from the Carnegie Corporation, the 5,000 square-foot brick building featured a central librarian's desk, a children's section, and an adult section, serving the city for 50 years. It is located at 306 Auburn Ave.

- ***Mary Olson Farm*** – Designated 2000



Mary Olson Farm, a partnership between the White River Valley Museum and City of Auburn, is a fully restored 1880s subsistence farm, known for its preservation and conservation awards. This historic 67-acre site includes seven wooden buildings, an orchard, and meadows, offering a glimpse into early 1900s farm life. It is located at 28728 Green River Road.

- ***Oscar Blomeen House*** – Designated 1991



Built by owner Oscar Blomeen in 1914, the Oscar Blomeen House features a corner turret and a rich history. It served as Auburn's first hospital during the 1917-1919 influenza epidemic, a maternity hospital, and a surgical center. It's also an example of post-Victorian architecture with Craftsman influences. It is located at 324 B St NE.

GOALS AND POLICIES

Goal 1. To enhance and maintain the quality of historical resources in the region.

HP-1 - Encourage the protection, preservation, recovery and rehabilitation of significant archaeological resources and historic sites in Auburn

HP-2 – Educate City staff to recognize significant resources and structures or provide City staff with access to professionals who specialize in historic preservation.

HP-3 - Seek grant opportunities to conduct historic building inventories of neighborhoods.

HP-4 - Develop an Historic Preservation Plan to identify and protect Auburn's historic resources.

HP-5 - Update the historic site and building inventory as part of this plan to include additional buildings, signage, corridors, and public spaces of historical significance.

HP-6 - Amend existing historic preservation codes and incentives as needed to implement the Historic Preservation Plan.

HP-7 - The City should consider the impacts of new development on existing historic buildings and resources as a part of its environmental review process and encourage alternatives to demolition.

HP-8 - Propose adaptive reuse ideas to encourage the rehabilitation of sites and buildings with unique or significant historic characteristics.

HP-9 - Archival quality historical documentation should be required when a historical building cannot be preserved. Buildings eligible for landmark status shall require the most detailed level of archival documentation and/or measured drawings.

HP-10 - Require appropriate mitigation measures if demolition is imminent, such as establishing a mitigation fund that could be used to further preservation elsewhere in the City.

HP-11 - Future development in the Downtown area should be sensitive to the character of surrounding buildings and the historical context of the area.

HP-12 - Retain existing buildings with historic characteristics and research the potential for placing additional buildings on the historic register.

HP-13 - Modifications of existing buildings shall consider the appropriate treatment or restoration of historic architectural features.

HP-14 - Make restoration of historic buildings known to the public through publication of projects to foster pride in downtown Auburn.

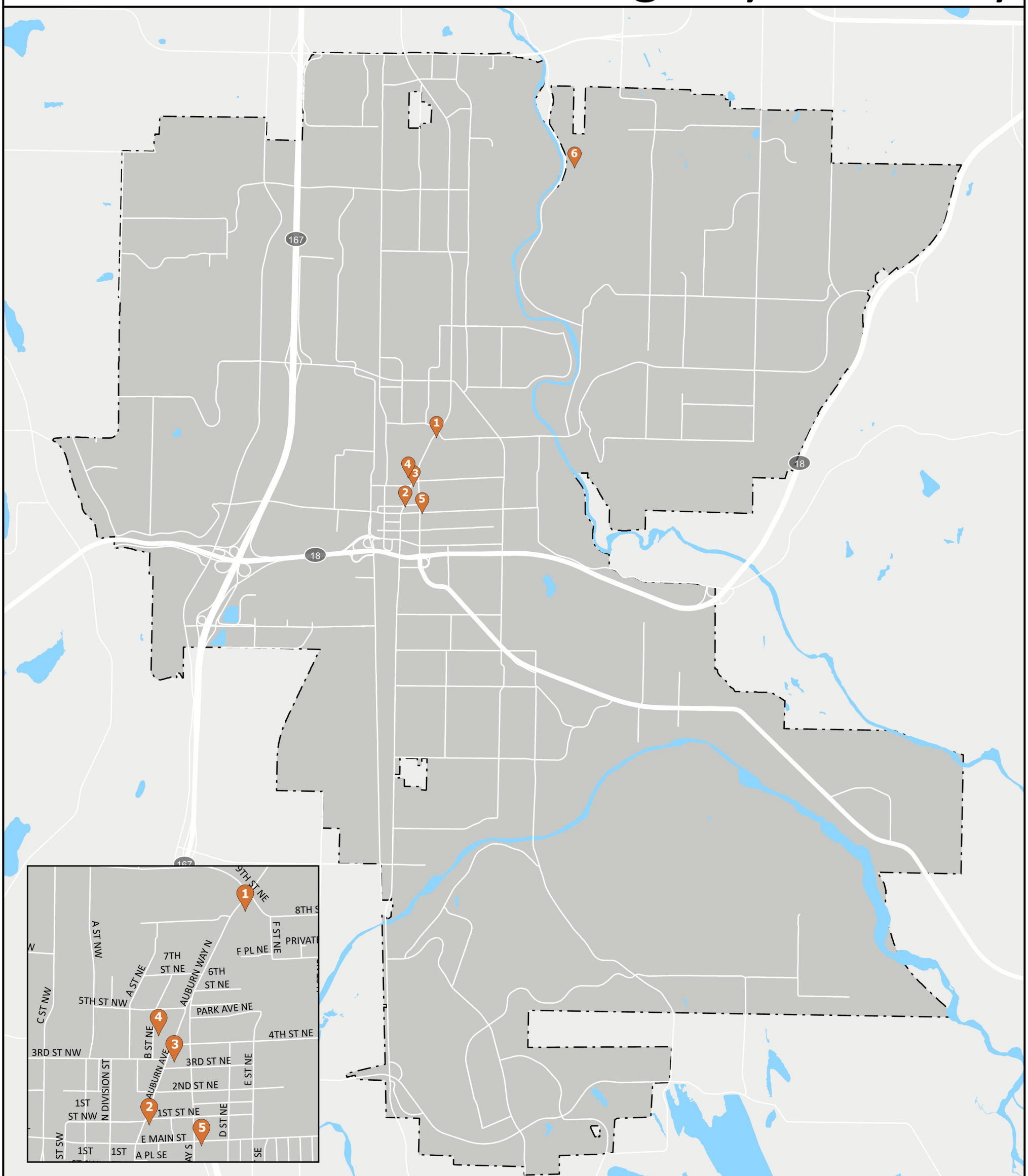
HP-15 - The White River Valley Historical Museum is recognized as the primary repository of historic artifacts which relate to the City's historic and cultural heritage.

HP-16 - Promote activities that create awareness and support cultivating the heritage of Auburn by offering walking or biking tours, festivals, and other means.

HP-17 - Recognize Auburn's past prior to the arrival of settlers by promoting Native American sites and artifacts.

HP-18 - Market the economic benefits to business owners and community groups when promoting cultural and historical events to gain a variety of involvement from various sectors in the City.

Historical Landmark & Registry Inventory



ID	HISTORIC SITE NAME	STATUS	PARCEL
1	AUBURN PIONEER CEMETERY	King County Register of Landmarks	0721059020
2	AUBURN POST OFFICE	King County Register of Landmarks and National Register	0483000090
3	AUBURN PUBLIC LIBRARY	King County Register of Landmarks, Washington Heritage Register, and National Register	1735800115
4	BLOMEEN, OSCAR HOUSE	Washington Heritage Register and National Register	5405100005
5	KING SOLOMOM MASONIC LODGE NO 60 HALL	King County Register of Landmarks	7331400475
6	MARY OLSON PARK	Washington Heritage Register, National Register, Washington Heritage Barn Register	3222059032

Historic Site

0 0.25 0.5 0.75 1
MILES

Printed On: 3/8/2024
Map ID: 3337

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Economic Development Element (Tate)

Date:
April 5, 2024

Department:
Community Development

Attachments:
Exhibit D - Economic Development Element
Presentation
Exhibit E - Economic Development Element V2

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Exhibits

Reviewed by Council Committees:

Councilmember:

Staff: Tate

Meeting Date: April 16, 2024

Item Number:

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

JEFF TATE, DIRECTOR OF SPECIAL PROJECTS
PLANNING COMMISSION SPECIAL MEETING

APRIL 16, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

Purpose and Scope of Comprehensive Plan Amendments

A. Provide zoned capacity for 12,000 new housing units and 19,520 new jobs by 2044

B. Incorporate Middle Housing (HB 1110)

C. Land Use and Zoning Updates

D. Opportunities to simplify land use and zoning

E. Approaches for density in Growth Centers

F. Zoning changes in Downtown

G. Goals and Policies Updates

H. Other clean-up items

2024 PERIODIC COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

Element Overview:

- Introduction
- Vision
- Conditions and Trends
- Planning Approach
- Values
- Goals and Policies

Goals and Policies

Retention of Business

- Supporting growth and expansion
- Stronger connection between schools and industry workforce needs
- Advocacy for existing businesses
- Connecting businesses and sectors with each other
- Providing regulatory assistance

Attracting New Business

- Targeted recruitment of new businesses or brands
- Identify businesses that have a positive revenue, social, or climate impact
- Market the city and what it has to offer

2024 PERIODIC COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Goals and Policies

Missing & Under - represented Industry

- Identify sectors that are missing within our profile
- Select industries that could benefit from, or provide benefit to locating in Auburn
- Build incentive programs to aid in marketing

Supporting Industry Clusters

- Target strategies that support the existing aero-space industry
- Overcome the negative impacts of logistics and distribution
- Partner with school districts to build out curriculum that creates a ready work force

Goals and Policies

Downtown Auburn

- Reduce the number of empty storefronts
- Increase amenities (plazas, art installation, lighting)
- Concentration of housing units
- Support façade improvement program

High Standards

- Enhanced architectural style and appearance
- High quality landscaping and greenery
- Attention to detail for signs, and lighting
- Strong connections to non-motorized infrastructure

Goals and Policies

Incentives

- Workforce development
- Regulatory efficiencies
- Engagement amongst the business community
- Targeting financial incentives

Partnership

- Between businesses and through organizations
- Between businesses and residents
- Events and connections
- Sharing resources

Goals and Policies

Tourism

- Hotel stays = spending
- Marking events and attractions
- Tourism workplan and strategy
- Lodging Tax Advisory Committee

Diversity

- Economic
- Cultural
- Socio-economic
- Removing barriers

Goals and Policies

Displacement

- Economic development not intended to wipe out housing and communities
- Soften impacts of industry on communities
- Increased supply of housing creates stability and options

2024 PERIODIC COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

Next Steps

- Initial Feedback
- April 30th Public Hearing
- May 7th Deliberation
- Council Presentation in Q3/Q4

2024 PERIODIC COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

Questions, Discussion, and Feedback

City of Auburn

Economic Development Element

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Introduction

Economic development is a crucial aspect of the City of Auburn's overall well-being and quality of life. A strong and diverse economy provides opportunities for residents through job creation, business growth and a robust tax base that funds essential services such as police, streets, and parks.

The Economic Development Element of the Comprehensive Plan serves as a guide to attract, retain and grow businesses in the city, expand economic opportunity for everyone, ensure that economic expansion is carried out in a sustainable fashion, and drive regional economic growth. It recognizes that economic development is not a standalone endeavor but is closely linked to other key elements of the plan, including land use, infrastructure, transportation, housing, and sustainable resource management.

The Economic Development Element is designed to establish policies and strategies that promotes the implementation of Auburn's vision for a strong, inclusive, and diverse local and regional economy. The Economic Development Element therefore provides a comprehensive overview of Auburn's economy, sets policy direction for economic growth, and identifies strategies, programs, and projects to improve the local and regional economy

Vision

The City of Auburn is a diverse and inclusive economy that promotes prosperity for all members of the community. New business and industry desire to locate in Auburn and existing businesses are able to grow and prosper. The economic landscape is welcoming to large and small businesses as well as an array of different industry sectors. Economic growth is carried out in a climate friendly manner that effectively weathers economic volatility. A pathway to success exists for all residents and business owners regardless of their background or socioeconomic status.

Planning Framework

Vision for 2044

To achieve this vision, the city will focus on strategic partnerships, targeted investments, and inclusive policies and programs. In 2044, Auburn will be a city where people want to start their careers, raise their families, and enjoy all that life has to offer. It will be a place where businesses want to locate and visitors want to spend time.

Our vision for the future is one in which Auburn is a model of sustainable living, where residents, business owners, and workers enjoy a high quality of life while also

reducing their impact on the planet. We are working to create an efficient economy that minimizes waste and maximizes resource efficiency.

Conditions and Trends

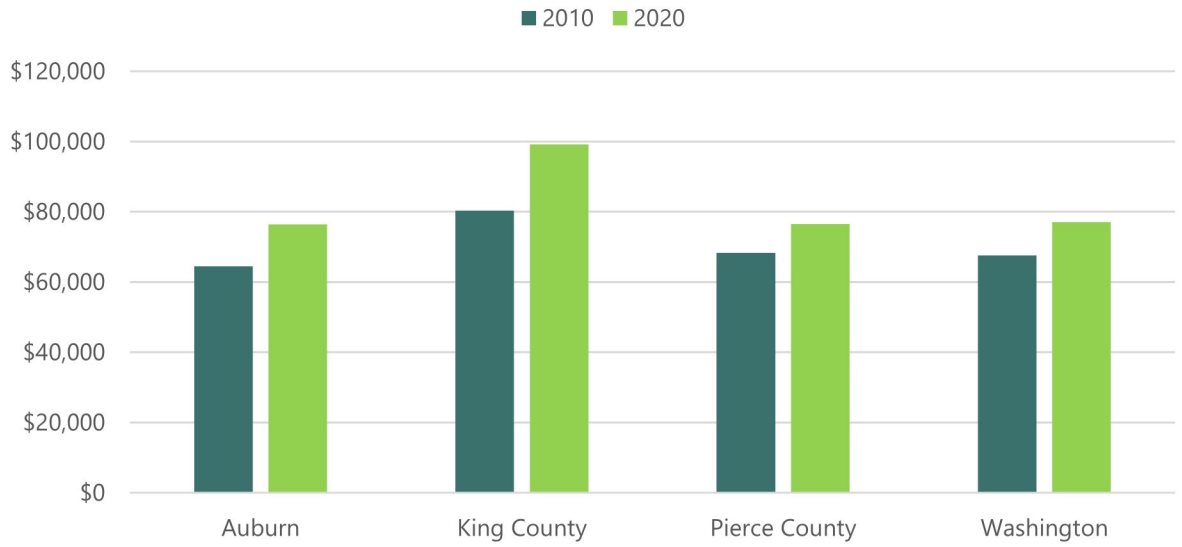
Auburn Profile

Auburn is a vibrant and growing city located in the Pacific Northwest region, situated about 15 miles north of Tacoma and 20 miles south of Seattle and is part of the greater Seattle metropolitan area. Most of the city is in King County, with a small portion extending into Pierce County. Auburn is currently ranked as the 14th largest city in Washington State and shares its borders with Federal Way, Kent, Pacific, Algona, Sumner and unincorporated King County. The Muckleshoot Indian Reservation lies partly within and partly adjacent to the City. Auburn is known for its natural beauty, strong economy, and diverse community, offering residents and visitors a high quality of life and a sense of belonging. The city boasts a thriving business community, top rated schools, and ample recreational opportunities, including access to the Green River, White River and the Cascade Mountains. Auburn also has a rich history and cultural diversity reflected in its many festivals, events, and community organizations. Auburn is a city that is constantly evolving and improving, yet always maintains its small-town charm and is a place where people come to start their careers, raise their families, and enjoy all that life has to offer.

Household and Income Characteristics

In 2020, Auburn was estimated to have 29,220 households, an increase of 12% since 2010. The average household size was 2.75, larger than the King County average of 2.43. This is likely due to the larger share of family households in Auburn, at 68%, compared with 59% in King County, and a smaller share of householders living alone. This reflects Auburn's suburban development patterns compared with some of the denser urban areas in Seattle and its closer-in suburbs. About 60% of Auburn's households are homeowners and 40% are renters, a slightly lower share of homeowners than Washington as a whole, but higher than the King County average.

Figure 1 - Inflation-Adjusted Median Household Income in Auburn with Regional Comparison (2020)

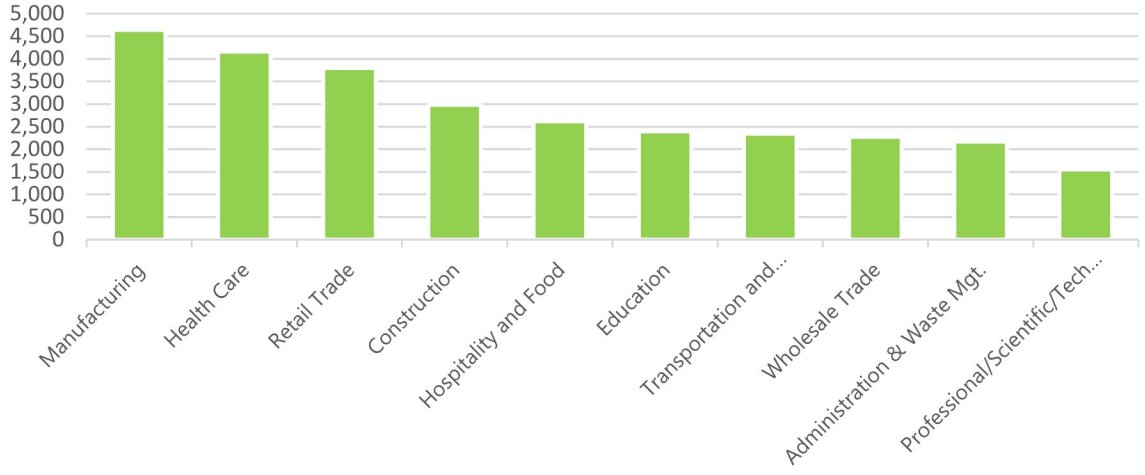


Source: 2020 ACS 5-Year Estimates, Table S2503, CPI Inflation Index

Auburn's median household income was $76,410 in 2020, an increase of 19% from $64,443 in 2010 (adjusted for inflation). As shown in Figure 1, Auburn's incomes are on par with statewide and Pierce County averages but lag behind the higher incomes of King County households primarily as a result of Seattle and Eastside residents. Rental households in Auburn earn significantly less than ownership households – the average renter household earns $54,396 compared with $98,153 for ownership households. Auburn's BIPOC households are more likely to be renters. Around 46% of renters are non-white residents, compared to 33% of homeowners. These types of intersections of income, race, access to housing and wealth-building are important considerations when planning to accommodate the needs of all Auburn residents.

Resident Labor Force and Employment Characteristics

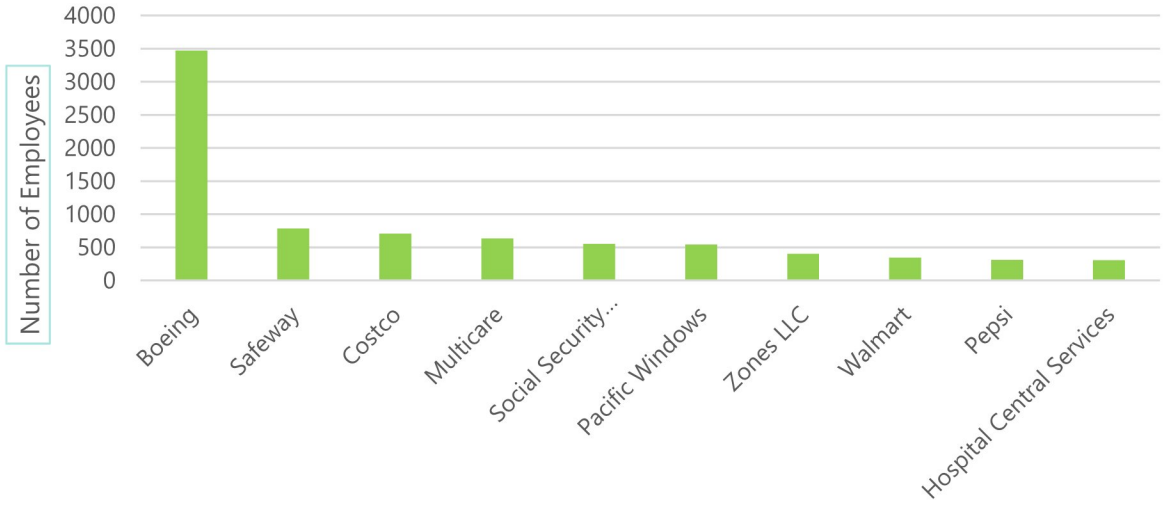
Figure 2 - Auburn Workforce Top Industry Sectors (2019)



Source: US Census On The Map

The top ten industry sectors in which Auburn residents were employed in 2019 is shown in Figure 2. Auburn has traditionally been a blue-collar community since its initial early 20th century population boom stemming from the construction of a railroad freight terminal. Despite a decrease in manufacturing employment in the 1990s and early 2000s, 13% of Auburn residents were currently employed in the industry in 2019. Since the recession of 2008, the number of Auburn residents employed in health care, retail, and construction have increased substantially and the overall diversity of jobs worked by Auburn residents has increased, reflecting the rapidly increasing population and shifts in demographics discussed previously.

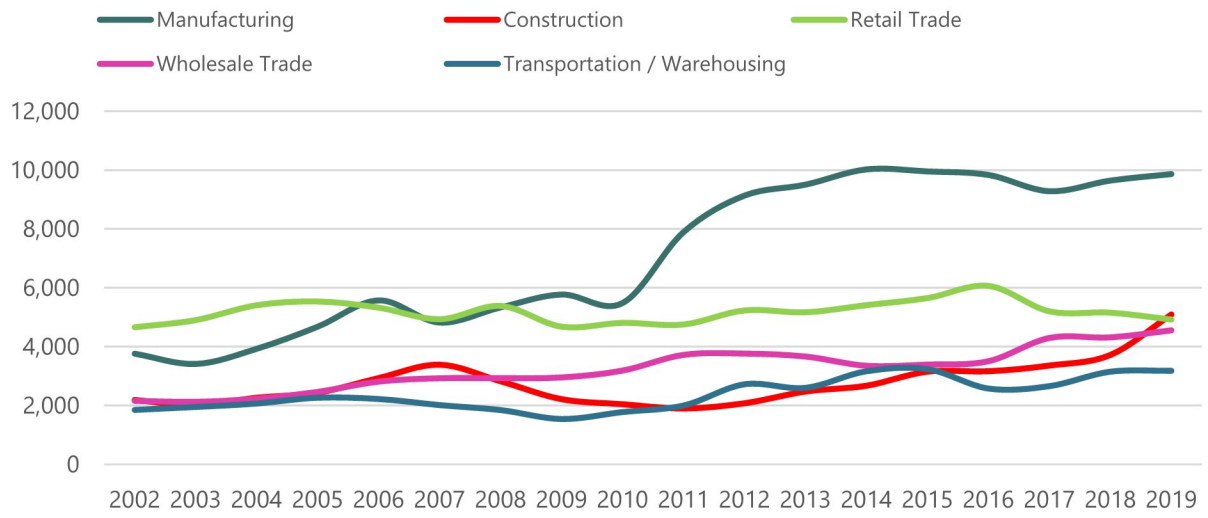
Figure 3 - Top Ten Employers in Auburn (2022)



Source: Washington Employment Security Department

The top employers in Auburn are shown in Figure 3. Boeing is the largest employer in the City, as it has been several decade, followed by a variety of retail, manufacturing, and wholesale businesses, as well as Multicare, the regional hospital and health care center in Downtown Auburn. The top ten employers in Auburn currently account for about 23% of the jobs in the City, down from 55% in 2011 and 85% in 2002, further demonstrating the increasing diversity of business activity in Auburn in recent decades

Figure 4 - Top Industry Sectors in Auburn (2002-2019)



Source: US Census On The Map

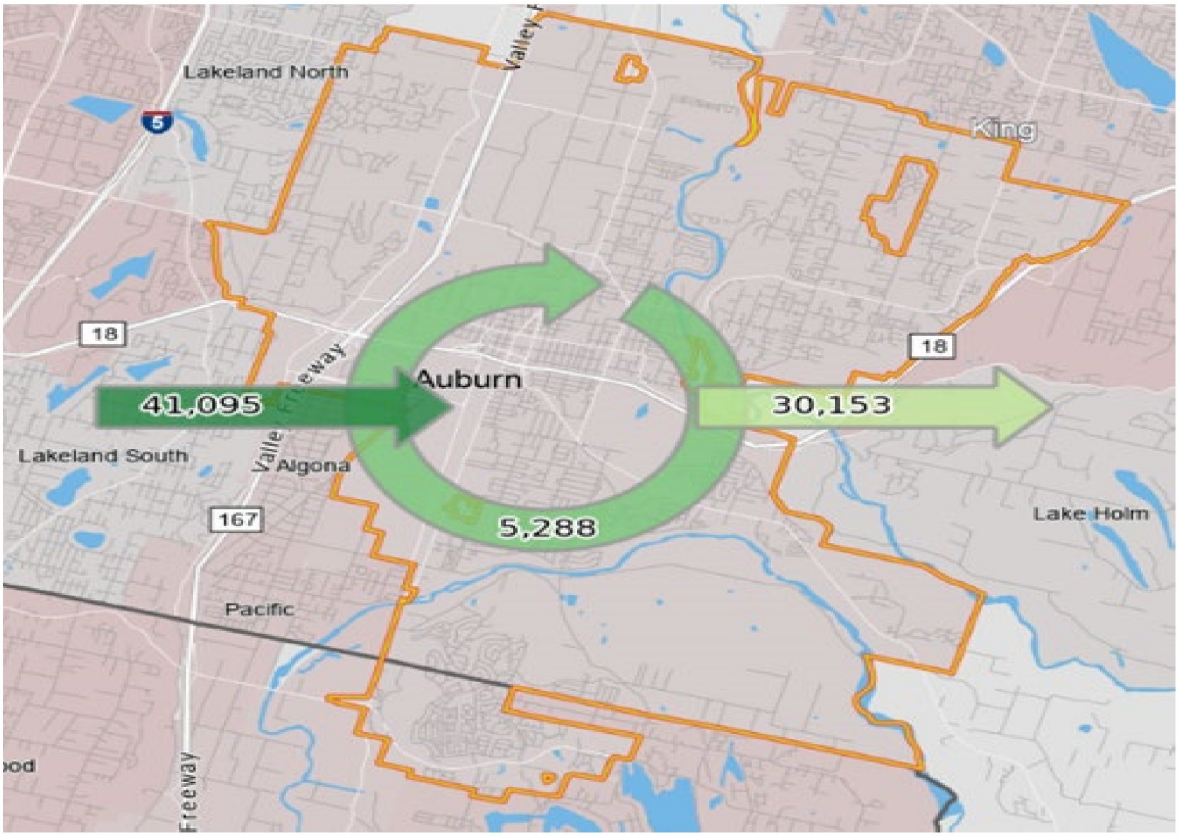
As of 2019, there were about 46,383 jobs located in Auburn. The top sectors are shown in Figure 4 along with their change over the past two decades. Despite decreases in the manufacturing industry from 1990 and 2000 noted in Auburn's previous (2014) comprehensive plan, the sector has seen rapid increases since the 2008 financial crisis and now accounts for over 20% of jobs in the City. Other notable shifts include a rapid increase in construction jobs over the past several years as well as a decrease in retail which corresponds to an increase in wholesale trade, perhaps reflecting increasing patterns of online rather than in-store shopping.

Daily Inflow and Outflow

As of 2019, 5,288 Auburn residents, or 15% of the population both lived and worked in the City. The remaining 85% of those who worked in Auburn commuted from outside the City. As shown in Figure 5, there are more people who work in Auburn

and live elsewhere than those who live in Auburn and work elsewhere. This results in an increased pool of residents and employees who engage with City services and businesses. Although this data predates the COVID-19 pandemic, the relatively large share of in-person manufacturing and retail jobs in the City suggests that the commuting patterns may have been less affected by the pandemic in Auburn compared with other areas which have a higher share of office jobs.

Figure 5 - Auburn Daily Commuting Patterns (2019)



Source: US Census On The Map

Growth Projections

Understanding future population and employment growth is essential for planning. King County, Pierce County, the Puget Sound Regional Council (PSRC) and the Washington State Office of Financial Management (OFM) are each involved in forecasting population and job growth in Auburn over the coming decades, and this section summarizes the current forecasts from these agencies which can be

used to inform future actions on land use, infrastructure, housing, economic development, and transportation in Auburn.

Planning Approach

Values

Character: Our community values the unique perspectives and experiences that our diverse population brings, and we strive to create inclusive spaces that celebrate our differences and foster a sense of belonging for all.

Wellness: We are a secure community with walkable commercial districts where the perception and reality are that crime activity is low.

We prioritize the health and well-being of our residents by investing in programs and infrastructure that promote active living, access to healthy food, and mental health support for all residents.

Service: Our economic development strategies are guided by a commitment to equitable growth, which means ensuring that all businesses and entrepreneurs have equal access to resources and opportunities to succeed.

Economy: We are working to create a resilient and equitable economy that benefits all members of our community, including those who have historically been marginalized or underrepresented.

Celebration: We actively promote our local businesses and have been successful at making our residents more aware of what is available locally as well as attracting visitors from beyond our City.

We take pride in our vibrant arts and culture scene, which serves as a cornerstone of our community and attracts visitors from around the region. We are committed to supporting and promoting local artists and cultural institutions.

Environment: Our economy is growing and diversifying because of our efforts to protect our rivers, streams, wetlands, and other environmental resources.

Sustainability: Residents are staying in Auburn to work and shop, and we are widely considered a regional dining, shopping, and entertainment destination.

Goals and Policies

Goal # 1 – Retention of Existing Businesses

Retain existing businesses by developing growth opportunities, cultivating local talent, promoting safety measures, and facilitating supportive expansion and relocation options.

Policies:

ED-1. Collaborate with local educational partners (e.g. Green River College & Auburn School District) and vocational centers to develop programs that are aligned with the skills needed by businesses in Auburn. This will necessitate a deep understanding of employer needs and educational/employment pipelines and includes fostering partnerships with businesses to provide internships, apprenticeships, and job placement opportunities for local talent.

ED-2. Implement and promote security measures in commercial areas, including physical improvements such as enhanced lighting, surveillance, and landscaping as well as strengthening communication amongst the business community and the City in order to create a secure environment that encourages businesses to succeed.

ED-3. Nurture/foster a collaborative environment by conducting regular gatherings and forums for businesses, community leaders and local government representatives to share their ideas, needs, strategies, and concerns.

ED-4. Develop and implement a support system for existing businesses within the city by assisting them in optimizing their operations and addressing challenges they may encounter during expansion or relocation within the city. Provide comprehensive information on available commercial properties, zoning regulations, and necessary permits. Offer proactive assistance to navigate local government procedures, ensuring a seamless transition for businesses committed to staying and growing in Auburn.

ED-5. Promote diversity and inclusion within the local business community by supporting initiatives that encourage greater participation and inclusion of minority owned businesses. Create resources and programs that provide equitable opportunity for businesses owned by underrepresented groups to be fully engaged in the local business community and the full array of resources and partnerships that exist.

ED-6. Establish a dedicated business retention program that proactively engages with local businesses to understand their needs, challenges, and opportunities. Identify and provide resources and support to address issues before they become significant barriers to continued operation and/or expansion.

Goal # 2 – Attract New Businesses

Attract new, high performing businesses by identifying market gaps, precisely defining the types of businesses Auburn seeks, strategically marketing Auburn's advantages, and optimizing available land and space.

ED-7. Perform regular market analyses to identify emerging trends, gaps, and opportunities in the local and regional markets. Conduct periodic research and collaboration with local education centers, research institutions and industry experts in order to stay updated on emerging needs and opportunities. Emphasize efforts and prioritize opportunities that attract businesses that are positively contributing to a more sustainable and climate-friendly operation. This can be in the form of businesses that are designing, creating, selling and distributing climate-friendly products and approaches or businesses that are seeking to incorporate sustainable development or building management practices.

ED-8. Clearly define the types of businesses that align with the city's economic development strategies, considering local strengths and market demands. Engage with local business associations and community stakeholders to gather input on desired business types. Develop industry profiles to guide prospective businesses in understanding the local market.

ED-9. Implement targeted marketing campaigns to showcase the city's advantages and attract businesses that fit the defined criteria. This includes developing a comprehensive marketing strategy highlighting Auburn's infrastructure, workforce, incentives, and quality of life. Leverage digital platforms, industry conferences, and targeted events to reach potential businesses and investors.

ED-10. Establish incentive programs to encourage desired businesses and industries to choose Auburn as their location. Collaborate with local and state governments to create tax incentives, grants, and other financial support mechanisms. Develop customized incentive packages based on the specific needs of target businesses. Build out a set of incentives that are specifically targeted towards attracting climate-friendly businesses to locate and grow in Auburn.

ED-11. Foster collaboration between the public and private sectors to create a supportive environment for attracting high-performing businesses. This includes establishing a platform for ongoing dialogue and collaboration between local government and business leaders and encouraging private sector participation in infrastructure development, workforce training, and other initiatives.

Goal # 3 – Missing or Underrepresented Industries

Identify and support emerging high performing business sectors with growth potential, contributing to a resilient and dynamic economic landscape, particularly in industries that are currently underrepresented.

Policies

ED-12. Identify and analyze emerging high performing business sectors with growth potential through ongoing collaboration with industry professionals, research institutions, and local business leaders. Develop a systematic process for monitoring market trends and assessing the viability of missing new economic sectors.

ED-13. Direct strategic investments and resources towards industries that are currently underrepresented in the local economy but show potential for growth. This involves creating incentive programs and support mechanisms tailored to the specific needs of these industries to foster their development.

ED-14. Establish programs to support entrepreneurs and startups within the identified high potential sectors. Provide mentorship, access to resources, and networking opportunities to nurture the growth of emerging businesses in underrepresented industries.

ED-15. Collaborate with educational institutions and industry partners to develop training programs and educational initiatives that align with the needs of emerging sectors. This ensures a skilled workforce is ready to contribute to the growth and development of underrepresent industries.

ED-16. Foster a collaborative economic ecosystem by encouraging partnerships between local businesses, startups, research institutions, and government agencies within the identified sectors. Facilitate networking events, conferences, and collaborative projects to strengthen the overall business environment.

Goal #4 – Supporting Industry Clusters

Implement strategies that support local and regional industry clusters which includes approaches that support Auburn specific clusters as well as regional clusters that represent the Highway 167 Corridor clusters, King and Pierce County identified clusters, and regionally identified Puget Sound clusters.

ED-17. Retain and recruit businesses that support an already robust aerospace industry by encouraging establishment and growth of manufacturing, innovation and design, and transport of materials and goods.

ED-18. Seek legislative solutions and private partnerships that are designed to offset the local impacts that occur as a result of logistics uses that are space consumptive, have high impacts on local street conditions, and that result in low performing ratio of jobs to square footage.

ED-19. Upon successful completion of Policy P.2, support the logistics needs that exist along the Highway 167 Corridor between the Port of Seattle and the Port of Tacoma.

ED-20. Expand upon opportunities to build out the local educational systems with the intention to create a stronger and more targeted employment pipeline that supports local industry clusters.

Goal #5 – Downtown Auburn

Develop downtown as a livable, walkable and drivable destination by fostering an active community through art, entertainment, and evening activity. Enhance building design, amenities and safety measures to create a welcoming environment that encourages residents and visitors to explore Auburn.

Policies:

ED-21. Implement public art initiatives and cultural programs in downtown Auburn to enhance the aesthetic appeal and cultural vibrancy of the area. This includes installing public art installations, organizing cultural events, and collaborating with local artists and performers.

ED-22. Foster an active downtown community by organizing regular events, festivals, and markets in downtown Auburn. This involves collaborating with local businesses, community groups, and event organizers to create a diverse calendar of activities that attract residents and visitors.

ED-23. Offer incentives for mixed use developments in the downtown area, encouraging the combination of residential, commercial, and entertainment spaces. This policy aims to create a vibrant and dynamic urban environment that supports both daytime and evening activities.

ED-24. Develop comprehensive parking and transportation plans to ensure convenient access to downtown. This involves strategically placing parking facilities, promoting public transportation options, and encouraging alternative modes of transportation to make the area both drivable and accessible.

ED-25. Enhance security measures, including increased police presence, improved lighting and surveillance systems, to ensure a secure environment for residents and visitors, especially during evening activities. Collaborate with local law enforcement agencies to address security concerns proactively.

ED-26. Improve and expand the existing facade improvement program to support local businesses in upgrading their storefronts, signage, and exterior aesthetics. This not only contributes to the overall visual appeal of downtown but also encourages economic growth.

ED-27. Develop a mix of incentives and penalties that seek to eliminate ongoing vacancy of ground floor commercial spaces.

Goal # 6 – High Standards

Promote high quality architectural design, pedestrian circulation, landscaping, lighting, public amenities, security investments, and signage that are customized to the various commercial and mixed-use areas of the city.

Policies:

ED-28. Implement lighting standards that contribute to the security and quality of commercial areas. This involves strategically placed lighting fixtures, street lighting, and architectural lighting to enhance visibility and create a secure and attractive environment during both day and night.

ED-29. Invest in infrastructure, such as improved multimodal transportation systems, electric vehicle charging stations, rideshare features, parks and open space, and enhanced security measures, to ensure the well-being of pedestrians and cyclists in commercial and mixed-used zones.

ED-30. Establish design standards and procedures within commercial and mixed-use areas. This ensures that development plans align with the preferences and needs of the local community.

ED-31. Establish a mechanism for regular design reviews to assess ongoing and proposed developments in commercial and mixed-use areas. This process ensures that projects align with established design standards and contribute positively to the overall urban beauty.

Goal #7 – Incentives

Develop and implement a comprehensive incentive program designed to attract and support business recruitment and retention. Incentives will include financial benefits, ease of access, community acceptance, strong connections to local goals, and maintaining support beyond initial opening.

Policies:

ED-32. Routinely provide workforce development, business assistance, and business development programs.

ED-33. Implement a streamlined permitting and approval process for businesses, reducing bureaucratic hurdles and ensuring a swift and efficient process. This policy aims to enhance ease of access for both new and existing businesses.

ED-34. Develop incentives that encourage businesses to actively engage with the local community. This includes supporting community events, participating in local initiatives, and fostering a positive relationship with residents to enhance community acceptance.

ED-35. Establish economic incentives that are geographically targeted and intended to attract specific businesses, brands, sectors, and amenities within the community.

Goal #8 – Partnership

Facilitate dynamic partnerships between the city, business community, educational institutions, event organizers and lodging providers.

Policies.

ED-36. Develop a comprehensive framework for promoting dynamic partnerships between the city, business community, educational institutions, and business associations. This framework will outline strategies for collaboration, communication channels, and shared goals.

ED-37. Conduct regular meetings and forums to bring together representatives from the city, business community, educational institutions, DAC, chamber. These meetings will serve as platforms for discussing opportunities for collaboration, addressing challenges, and sharing best practices.

ED-38. Encourage the development of collaborative initiatives that leverage the strengths and resources of each stakeholder group. This will include joint marketing campaigns, workforce development programs, community events, and infrastructure projects that benefit all parties involved.

ED-39. Collaborate with event organizers and lodging providers to coordinate and support events that drive economic activity and tourism in the city. This will involve providing logistical support, marketing assistance, and facilitating partnerships to enhance event experiences.

ED-40. Facilitate resource sharing and support services among stakeholders to maximize efficiency and effectiveness. This will involve sharing facilities, equipment, expertise, and access to networks to support mutual goals and initiatives.

ED-41. Acknowledge and appreciate the contributions of stakeholders in fostering dynamic partnerships and collaborative efforts. This could include awards, acknowledgments, and public recognition for exemplary partnerships and initiatives that benefit the city and its community.

Goal #9 – Tourism

Drive the growth of tourism by strategically investing in tourism related initiatives, fostering partnerships with key stakeholders and implementing effective promotional campaigns that are collectively designed to increase the number and length of hotel stays.

Policies

ED-42. Identify and prioritize strategic tourism initiatives, such as the development of tourist attractions, cultural events, and recreational facilities. Ensure these initiatives align with the city's unique offerings and contribute to an attractive and memorable visitor experience.

ED-43. Foster public private partnerships in the tourism sector to leverage the expertise and resources of both the public and private sectors. Encourage collaboration with local businesses, event organizers, and attractions to create a unified and compelling tourism experience,

ED-44. Develop and implement effective promotional campaigns and marketing strategies to increase the visibility of the city as a tourist destination. Utilize digital platforms, social media, and traditional marketing channels to reach target audiences and showcase the city's attractions.

ED-45. Maintain a strong level of communication and coordination with the lodging industry in order to cross promote events and amenities within the city and build Auburn's reputation as a destination.

Goal #9 – Diversity

All members of the community operate on a level playing field with equal access to services and where their participation is welcome and heard.

ED-46. All economic development goals, policies, and strategies will be designed around inclusiveness and with an intention to reach the entire business community.

ED-47. Intentionally identify and recruit missing or underrepresented ethnic and cultural groups to serve on economic development, tourism and downtown boards and commissions.

ED-48. Establish opportunities that enable broader engagement and listening from underserved communities within the city in the development of plans, strategies and decision making.

ED-49. Identify and eliminate barriers that have traditionally made it difficult to start or grow a business due to language. This includes providing translation and interpretation for non-English speaking people and accommodating individuals where a physical disability is eliminating adequate access to services.

Goal #10 – Displacement

In support of a stronger and more diverse economy the city will plan, protect, preserve and produce housing options that are intended to be attainable to all members of the community where the primary goal is to ensure that residents' choices about when, whether and under what circumstances to remain in their home or move.

ED-50. While the Economic Development Element places a heavy emphasis on the attraction of new businesses it is not the intent of this Plan to displace people, communities, populations, or affordable housing. Nor is it the intent of this Plan or any specific Goal or Policy to be considered higher priority in the event that there are conflicts.

ED-51. Establish zoning district boundaries that avoid a result where residential communities are designated as a non-conforming use.

ED-52. Avoid issuance of conditional use permits, variances, and other special land use approvals that convert existing residential uses into new commercial uses. This does not include the allowance of home based businesses.

ED-53. Establish development standards that mitigate the impacts of noise, light, odor, and building massing generated on commercial sites that are adjacent to existing residential communities.

ED-54. Embrace housing policies that support the creation of more housing across the full spectrum of affordability ranges in order to stabilize housing prices and avoid rapid volatility in the housing market. A strong and stable housing market in all sectors of affordability is an important element of a strong, local, and diverse workforce.

AGENDA BILL APPROVAL FORM

Agenda Subject:
Land Use Element (Steiner)

Date:
April 5, 2024

Department:
Community Development

Attachments:
Exhibit F - Land Use Element Presentation
Exhibit G - Land Use Element V3
Exhibit H - Proposed Land Use Table
Exhibit I - 2044 Proposed Zoning Map V3

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Exhibits

Reviewed by Council Committees:

Councilmember:

Staff: Steiner

Meeting Date: April 16, 2024

Item Number: PH.1

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – LAND USE ELEMENT

JOSH STEINER, AICP, SENIOR PLANNER

PLANNING COMMISSION SPECIAL MEETING
PUBLIC HEARING

APRIL 16, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Purpose and Scope of Comprehensive Plan Amendments

A. Provide zoned capacity for 12,000 new housing units and 19,520 new jobs by 2044

B. Incorporate Middle Housing (HB 1110)

C. Land Use and Zoning Updates

D. Approaches for density in Growth Centers

E. Zoning changes in Downtown

F. Goals and Policies Updates

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Land Use Element

- **Growth Targets Driving Update**

- King County Countywide Planning Policies (March 2023) Identifies 2019-2044 housing targets (**12,000 net new residential units**, **19,520 net new jobs**)
- Pierce County Countywide Planning Policies (Ordinance 2023-22s) identifies 2020-2044 housing targets (**112 net new residential units**, **0 net new jobs**)
  - Note that original housing target was 96 units and was amended by Pierce County Council in June 2023

Accommodating this growth in central to Comprehensive Plan Update

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Land Use Element

- **Middle Housing Update**

Overall density increases in residential zones

Basic Requirements

- Allow 6 of 9 Middle Housing types in all Residential Zones
- 4 units per lot minimum
- Up to 6 units per lot if near transit and/or with affordability requirement
- Development regulations apply

How it is Implemented

- Allow all 9 types in different zones
- Consolidate existing R-5 and R-7 to R-10
- Consolidate R-10 and R-16 into R-16
- R-20 and Mixed-Use zones
- DUC Neighborhood Residential zone
- Plan for 6 units per lot in residential zones
- R-MHC Exclusion
- ADUs can satisfy MH requirements
- Development regulations to be updated
  - Consultant assistance

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Land Use Element

- **Density Considerations – SF and Middle Housing**

Current Density Standard

- Dwelling Units per Acre
- FAR in DUC



New Density Standard

- Dwelling Units per Lot
- Assume a minimum lot size for zone
- Assume minimum lot size per unit
- 4 units per lot minimum (can be less)
- Up to 6 units per lot if within ¼ mile of Auburn Station or I-Line Stop (middle housing only)

- Example (code update in May, numbers for example only):
- 4,500 sq ft minimum lot size in R2
- 1,000 sq ft lot size per unit
- 4 units automatically allowed
- In a 6,000 sq ft lot, 6,000-4,500 = 1,500/1,000 = 1.5 (standard is to round up) = 2 unit
- 4 units + 2 units = 6 units on the lot
- Roughly 44 du/acre, but highly variable based on lot size in an area. May be useful for planning subdivisions.

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Land Use Element

- **Land Use and Zoning Updates**

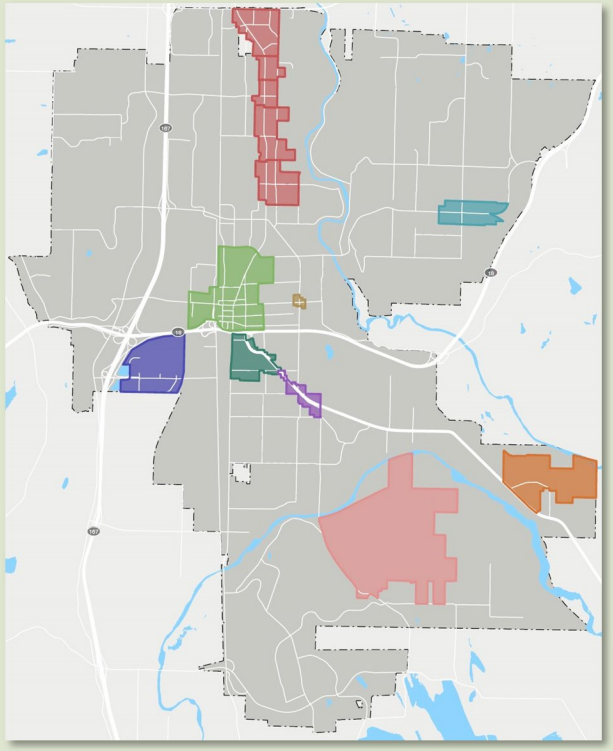
Proposed Land and Zoning - Overall Density Increases in Residential Zones

Residential Existing Zoning District	Proposed Zoning	Existing Land Use	Proposed Land Use	Description
RC RESIDENTIAL CONSERVANCY	RC RESIDENTIAL CONSERVANCY	Residential Conservancy	Residential Conservancy	Allow for Middle Housing
R1 - RESIDENTIAL 1 DU/ACRE	R1 - RESIDENTIAL 1 DU/ACRE	Single Family	Neighborhood Residential One	Allow for Middle Housing
R-5, R-7	R2 - Residential Low	Single Family	Neighborhood Residential Two	SF, Townhouse, Duplex, Triplex, Fourplex, Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs
R-10, R-16	R3 - Residential Moderate	Moderate Density Residential	Neighborhood Residential Two	R2 (No SF) + Fiveplex, Sixplex, Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units, ADUs
R-20	R4 - Residential High	Multiple-Family	Neighborhood Residential Three	R3 + Apartment Buildings and Mixed-Use over 20 units, ADUs
N/A	R-NM NEIGHBORHOOD MIXED-USE	N/A	Mixed-Use	R4 and C1 Uses + Mixed-Use (horizontal or vertical) Emphasis
RO - Residential Office	RF - RESIDENTIAL-FLEX	Varies	Mixed-Use	Smaller-scale R-NM with emphasis on conversion of existing structure, middle housing not to exceed two stories. No new SF.
Downtown Urban Center	DUC Downtown Urban Center - 125 District	Downtown Urban Center	Downtown Urban Center	DUC up to 125' talll buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 75 District	Downtown Urban Center	Downtown Urban Center	DUC up to 75' talll buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 55 District	Downtown Urban Center	Downtown Urban Center	DUC up to 55' talll buildings where permitted
Downtown Urban Center	DUC Neighborhood Residential District	Downtown Urban Center	Downtown Urban Center	R-3
Downtown Urban Center	DUC Health and Wellness District	Downtown Urban Center	Downtown Urban Center	Multicare Zone
Downtown Urban Center	DUC Flex-Residential District	Downtown Urban Center	Downtown Urban Center	RF with permitted specific industrial uses (craft workshops, breweries, coffee, etc.)
Downtown Urban Center	DUC Light Commercial District	Downtown Urban Center	Downtown Urban Center	C-1 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Heavy Commercial District	Downtown Urban Center	Downtown Urban Center	C-2 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Light Industrial District	Downtown Urban Center	Downtown Urban Center	M-1 but DUC Design Guidelines Apply

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Land Use Element

Planning for Future Growth – Growth Centers



Growth Centers

- Primary areas for residential and employment growth
- Located at key intersections, travel corridors, or previously adopted areas
- Smaller "Downtown Urban Centers"
- Downtown Urban Center, I-Street, Stuck River Subarea are primary growth centers
  - I-Street 2021 Housing is 6%, employment 9% of city total; 2044 – housing 7%, employment 13%
- Core of Growth Center is Mixed-Use Designation (horizontal or vertical)
- Growth Centers should be Performance-Based to ensure consistency with accommodating growth targets

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Land Use Element

- **Planning for Future Growth – Growth Centers**

Growth Centers – South Downtown Example

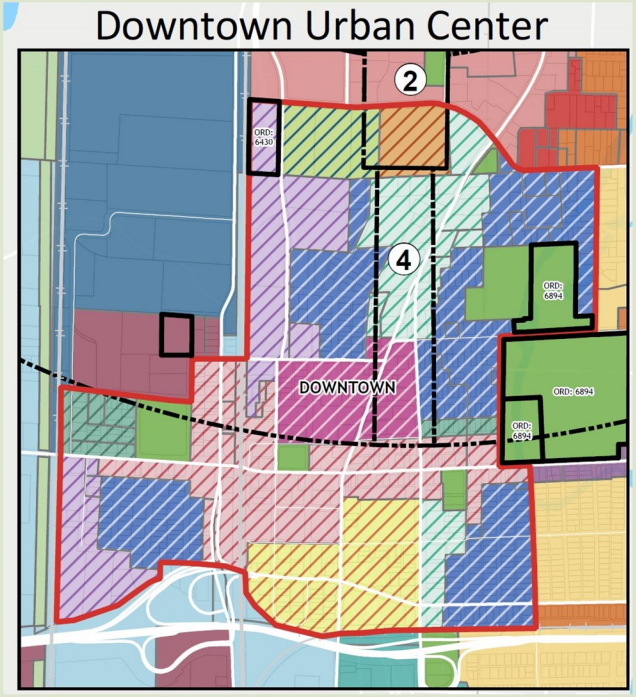


- Core of Growth Center is Mixed-Use Designation (horizontal or vertical)
- Mixed-Use is surrounded by lesser dense zoning or other types of zoning
- Zoning based on context
- Growth Centers should be Performance-Based to ensure consistency with accommodating growth targets

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Core Changes to Land Use Element

Downtown Auburn Growth



- Auburn Downtown Plan Update
- Regional Growth Center
- Downtown Boundary Changes
- Downtown Urban Center Zoning
  - Specific to DUC with Downtown Design Guidelines
- Planned Growth
  - 2021 – 10% of Total City Employment, 5% Housing Units
  - 2044 – 12% Total City Employment (17% growth), 17% (52% growth) Housing Units

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Potential Implications of Proposed Changes

- Middle Housing Allowed in majority of city
- Code updates
  - Rezone Process
  - Middle Housing Development Regulations
  - Downtown Urban Center and Design Guidelines
- Few transportation issues that can't be addressed through capital projects, but close coordination needed
- Accountable for targets and policies
- Compliance for continued grant eligibility

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Next Steps

- April 30th Deliberation and Action
  - Requested updates based on feedback

2024 PERIODIC COMPREHENSIVE PLAN – LAND USE ELEMENT

Questions, Discussion, and Feedback

City of Auburn

Land Use Element

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Land Use Element

Introduction

All land within the City of Auburn is assigned a land use designation and implementing zoning district, which builds from previously adopted Comprehensive Plan Maps, the existing land use pattern, adopted subarea plans, topography, natural features, and targeted goals for shifting the character of specified areas. This chapter provides a description for each designation, general criteria for how to assign the designation, and a series of goals and policies that govern land use within each designation.

The Comprehensive Plan Land Use Map shows the location and boundaries for each designation. This map should be consulted together with the written policies of this Plan when decisions about zoning designations, land use activities, and development of public infrastructure are considered.

The Land Use Element explains the reasoning and intention behind the land use designations. This should be useful in:

- Developing and implementing tools (such as zoning provisions)
- Interpreting the Land Use Map as it applies to specific regulatory decisions or development proposals
- Adjusting or amending the Land Use Map when changing conditions or land use markets warrant
- Planning for public services and infrastructure

Finally, this Element sets forth special policies intended to address the unique challenges and opportunities of specific locations within Auburn. These specific policies supplement the general goals, objectives and policies found in other Elements of the comprehensive plan.

Vision

The Auburn community is both physically and socially connected. We take pride in the quality of our built environment as well as the beauty and function of our natural environment. Land use patterns are supported by a complete and efficient transportation and utility infrastructure system. Neighborhoods, commercial centers, and parks are attractive, interesting, accessible, and well maintained. Natural riverine and forested corridors are interspersed throughout the city, offering sanctuaries where fish and wildlife reside, and providing opportunities for people to observe and learn about the environment. Residents have a strong association with their neighborhoods, are engaged and involved in the decisions that steer Auburn into the future.

Planning Framework

The Growth Management Act (GMA), codified as RCW 36.70A, is the enabling legislation that renders this Comprehensive Plan a legally recognized document by the State of Washington. This plan is a policy document only; the policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. The implementing regulations must be developed and maintained in accordance with the goals and policies of this Comprehensive Plan, and as set forth in the Growth Management Act, as amended, and consistent with King and Pierce County, Countywide Planning Policies (CPP).

In 1991, the State Legislature amended the GMA to require that counties adopt CPP's in cooperation with their municipalities. The purpose of these policies is to establish a coordinated, countywide framework within which to develop comprehensive plans. The CPP must guide the subsequent adoption of comprehensive plans without overly constraining with excessive detail. The Countywide Planning Policies shall, at a minimum, address the following:

1. Policies to implement RCW 36.70A.110;
2. Policies for promotion of contiguous and orderly development and provision of urban services to such development;
3. Policies for siting public capital facilities of a countywide or statewide nature, including transportation facilities of statewide significance as defined in RCW 47.06.140;
4. Policies for countywide transportation facilities and strategies;
5. Policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution;
6. Policies for joint county and municipality planning within urban growth areas;
7. Policies for countywide economic development and employment, which must include consideration of the future development of commercial and industrial facilities; and
8. An analysis of the fiscal impact.
9. Policies that address the protection of tribal cultural resources in collaboration with federally recognized Indian tribes that are invited pursuant to subsection (4) of this section, provided that a tribe, or more than one tribe, chooses to participate in the process.

Land Use Patterns

For the first 100 years of Auburn's existence, the land use pattern developed in a relatively logical manner. Auburn was fully contained to the valley floor with a

traditional downtown urban center, several north/south heavy commercial and industrial corridors paralleling Highway 167, and a surrounding housing stock that was built primarily between 1910 and 1960. In the last 30 years, the land use pattern of Auburn has changed, primarily from incorporation of areas to the south, east, and west. Each newly incorporated area has its own identity and land use pattern.

Because a significant portion of today's Auburn was settled prior to incorporation, the basic land use patterns and infrastructure have already been established. Furthermore, much of today's Auburn land use pattern was established in either Auburn, the Muckleshoot Reservation, or prior to incorporation in King County or Pierce County. Given the mix of jurisdictional oversight, myriad land use policies, regulations, infrastructure standards, and investments have been applied in these areas. This has resulted in a relatively uncoordinated and random land use pattern. It also means that the various communities lack connectivity to each other, have a mix of identities, and are experiencing a change in their character from rural to more urban.

Auburn has a strong mix of housing and industry. Auburn's residential land use pattern includes a variety of densities, ages, and housing type. Auburn's nonresidential land use pattern includes a mix of local and regional retail, entertainment, services, manufacturing, warehousing, and distribution centers. This mix of land use is a strength because it exemplifies social, economic, and cultural diversity.

Auburn's natural resources include the Green River and its tributaries, the White River and its tributaries, a robust inventory of wetlands, floodplains, steep slopes, and mature open spaces. With a strong base to work from, the city and its partners can be strategic about how to better connect and preserve natural areas so that the overall system is enhanced for future generations to enjoy.

Future Land Use

The City of Auburn conducted a process to determine the preferred alternative for Auburn's future land use. Alternatives are different options to achieve the project's purpose and needs, and they serve as the basis for analyses related to environmental elements. The alternatives considered provide a range of capacities to accommodate growth for housing and employment, housing types, and citywide infrastructure investments. The Preferred Alternative, which is adopted as the future Zoning and Land Use maps, incorporate feedback from the community regarding where household and growth should occur as well as modelling to determine how growth may affect local infrastructure such as transportation and utilities. The Land Use and Zoning maps and assumptions described in the Land Use Element are assumed in each of the Comprehensive Plan Element and related systems plans. Future land use and zoning decisions were based on modelling results and calculations to demonstrate that there is adequate zoned capacity to accommodate the city's required future housing and employment targets.

Future Land Use Housing and Employment Capacity

A residential land capacity analysis evaluates whether jurisdictions have sufficient land capacity available to allow for the types and amount of new housing needed to meet identified housing needs is required as part of HB 1220 requirements. The 2021 Housing Element updates amended RCW 36.70A.070(2)(c) of the Growth Management Act to require the Housing Element to include explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes and townhomes (within an urban growth area boundary

The intent of this analysis is to assess the City of Auburn's current capacity to accommodate different housing income brackets and whether that capacity is sufficient to meet Auburn's housing targets established by King and Pierce counties. In addition, this analysis considers implementing a preferred land use alternative through zoning changes and provides updated capacity calculations to ensure sufficient capacity of suitable land to meet growth targets.

Full analysis of housing and employment capacities and future need is described in *Appendix A - Housing Needs and Characteristics Assessment*.

Preferred Alternative Implementation

To address an anticipated deficit of zoned capacity to accommodate future growth targets of 12,112 new housing units and 19,520 new jobs based on current zoning, Auburn is consolidated zoning districts, developing dedicated Growth Centers, increasing densities, and permitting additional housing types. The changes in zoning are based on a preferred alternative completed as part of the land use scenario process where select centers and nodes were identified for increased density. This preferred alternative is reflected in the Comprehensive Plan Land Use and Comprehensive Plan Zoning maps. Results of the zoning changes pertaining to housing unit and employment growth are summarized below. The full analysis is described in *Appendix A - Housing Needs and Characteristics Assessment*.

Residential and Employment Zoned Capacity

Residential and employment capacity by zone is based primarily on the assumptions outlined Buildable Lands Report process in 2021, updates to reflect changes to zoning and density assumptions since that time. Downtown Urban

Center mixed-use development assumes a distribution of 75% residential and 25% commercial, whereas the R-NM Neighborhood Mixed Use assumes a 50-50% split for mixed uses both vertically and horizontally. The residential capacity estimates accommodating 46,070 new housing units at max buildable capacity, exceeding the 12,112 housing unit target. This increase is due largely to Middle Housing policies consistent with HB 1110 which allow for Middle Housing in all residentially zoned areas. The R2 – Residential Low zone is found widely throughout the city.

Table 1. Residential Capacity by Zone

Residential & Mixed-Use Zoning Districts	Zone category	Developable Acres	Net zoning changes (acres)	Assumed Density - DU/Acres	Residential Capacity (units)
Residential Conservancy (RC)	Low Density	745	0	1	745
R-1 One DU per Acre	Low Density	275	0	4	1,101
R2 – Residential Low	Moderate Density	294	1158	25	36,308
R3 – Residential Moderate	Moderate Density	0	22	30	660
R4 – Residential High	High Density	79	-1	50	3,890
Neighborhood Mixed-Use (R-NM)	High Density Mixed-Use	0	89	30	2,670
Manufacture Home/Community (R-MHC)	Low Density	27	0	10	273
DUC Downtown Urban Center - 125	High Density Mixed-Use	0	5	100	125
DUC Downtown Urban Center - 75	High Density Mixed-Use	0	5	95	119
DUC Downtown Urban Center - 55	High Density Mixed-Use	0	4	90	90
DUC Neighborhood Residential	High Density Mixed-Use	0	3	30	90
			Total New (2044) Housing Capacity		**46,070**

Table 2. Adjusted Employment Development Capacity by Zone

Non-Residential Districts	Developable Acres	Net zoning changes (acres)	Assumed Density – DU/Acres	Employment Capacity (units)
Light Commercial (C-1)	32	-13	845,391	2,254
Heavy Commercial District (C-2)	8	-8	-	-
Auburn Gateway District (C-AG)	0	15	653,400	653
Light Industrial (M-1)	132	-41	3,945,338	3,945
Heavy Industrial (M-2)	81	-9	3,122,925	3,123
Airport Landing Field (AF)	5	0	233,038	233

Mixed-Use Districts	Developable Acres	Net zoning changes (acres)	Assumed Density – DU/Acres	Employment Capacity (units)
DUC Downtown Urban Center – 125	0	5	163,350	408
DUC Downtown Urban Center – 75	0	5	163,350	408
DUC Downtown Urban Center – 55	0	4	130,680	327
DUC Neighborhood Residential	0	3	98,010	245
DUC Health and Wellness – 125	0	2	87,120	218
DUC C-1	0	13	566,280	1,510
DUC C-2	0	12	522,720	1,394
DUC M-1	0	39	1,698,840	1,699
Neighborhood Mixed-Use (R-NM)	0	89	1,938,420	5,169
			Total New (2044) Jobs Capacity	**21,587**

The employment capacity estimates accommodating 20,701 new jobs at max buildable capacity by 2044, exceeding the city's target of 19,520. Growth is located in the Downtown Urban Center (DUC) and in Growth Centers, whose core is primarily R-NM Neighborhood Mixed-Use. Additional growth in commercial space is anticipated, following a recent trend in industry job growth in Auburn.

Housing Affordability by Average Median Income (AMI)

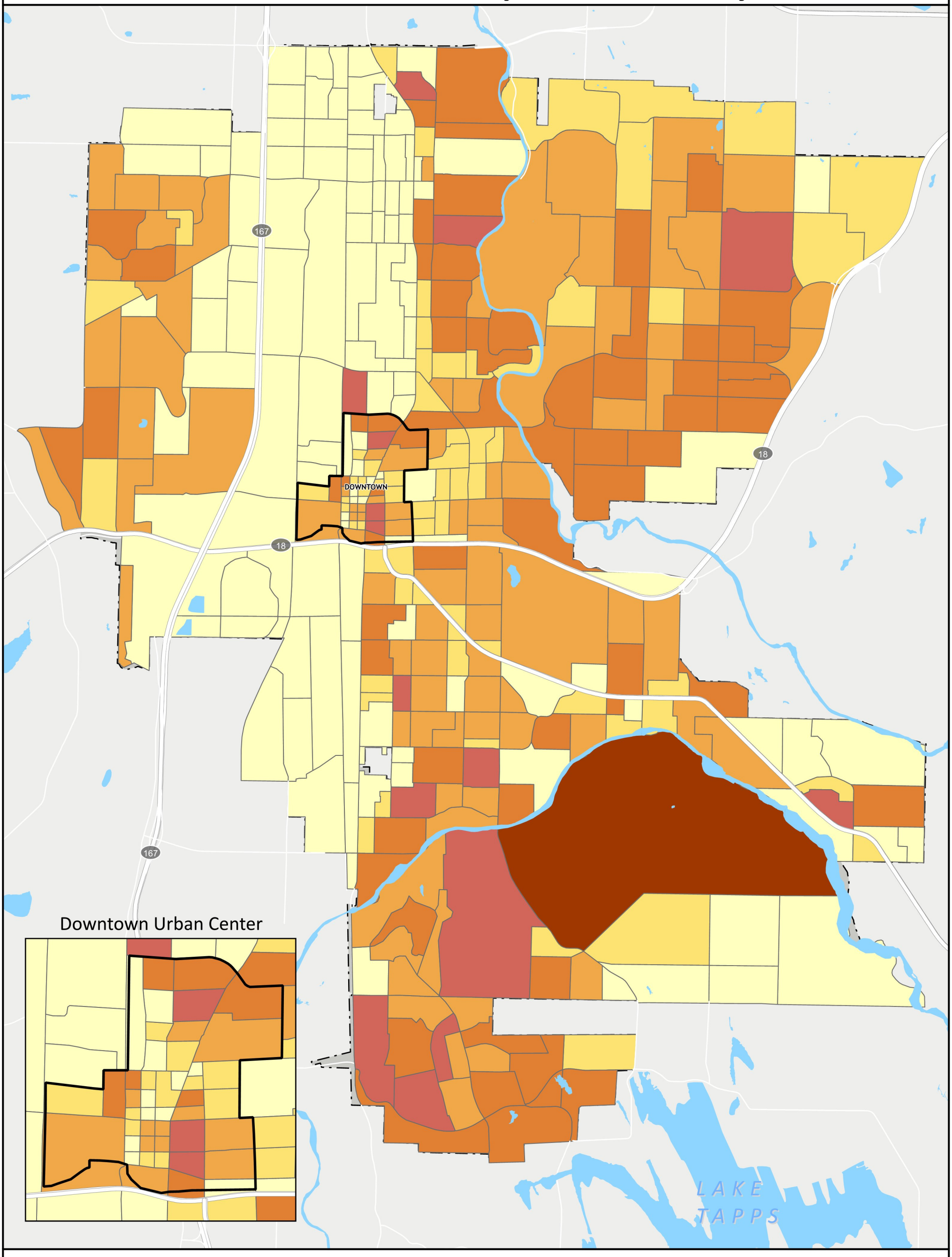
Income Level (% AMI)	Zone Categories Servicing these Needs	Aggregated Housing Needs	Capacity prior to Zoning Adjustment	Post-Rezone Capacity	Capacity surplus or deficit
0-30% PSH	ADUs, High Density-Mixed Use	2,389	1,852	4,827	**2,438**
0-30% Other					
>30-50%	High-Density	962	1,913	3,890	**2,928**
>50-80%					
>80-100%	Moderate Density	2,458	1,514	36,968	**34,600**
>100-120%					
>120%	Low-Density	6,303	2,225	1,846	***(4,457)***

In addition to meeting the residential and employment capacity targets through zoning and policy decisions, the city meets the aggregate King and Pierce County housing needs for income level groups. The only exception is the >120% Average Median Income (AMI) category, which includes primarily low-density housing. However, this AMI category is not required to be met under HB 1220 requirements as high-income earners are represented in this group and can also purchase moderate density housing options as well.

Error! Reference source not found.**Map 1.1** below shows where future new population is anticipated based on new households. It is anticipated that Auburn will have a population of 100,000 by 2029 and approaching 130,000 by 2044.

Error! Reference source not found.**Map 1.2** shows the allocation of net new housing units by 2044 throughout the city. The net new housing units are consistent with King County and Pierce County Countywide Planning Policies required household units for 2044. Many of the new housing units are allocated in the Downtown Urban Center and in designated Growth Corridors.

2044 Estimated Population By Area



2044 Estimated Total Population

- 0 - 100
- 101 - 250
- 251 - 500
- 501 - 1000
- 1001 - 2000
- 2000 +

0 0.25 0.5 0.75 1

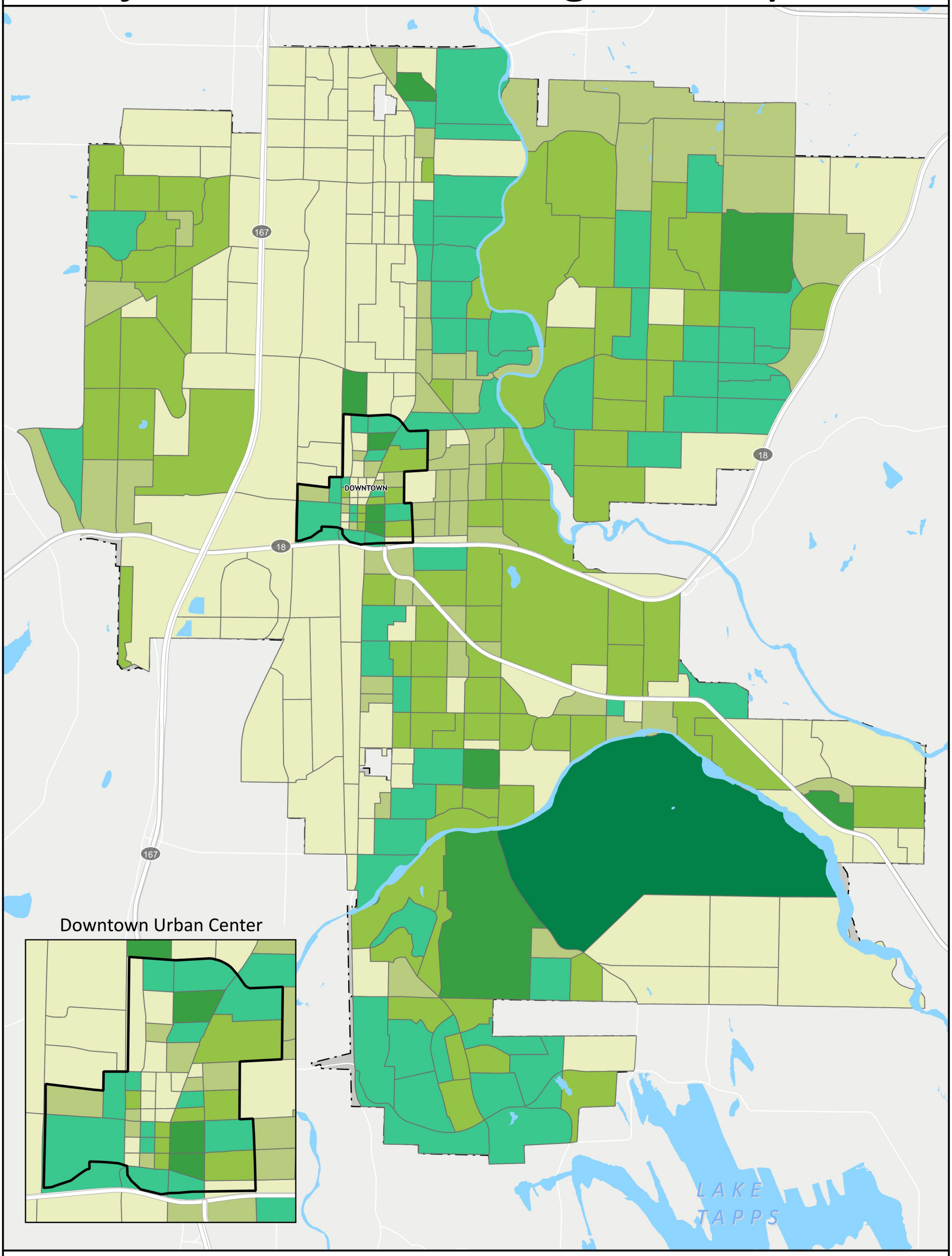
MILES

Printed On: 3/20/2024

Map ID: 6282

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Projected 2044 Housing Units by Area



Downtown Urban Center

2044 Total Projected Housing Units

- 0 - 50
- 51 - 100
- 101 - 200
- 201 - 500
- 501 - 1000
- 1001 - 1395

0 0.25 0.5 0.75 1

MILES

Printed On: 3/20/2024

Map ID: 6281

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Goals, Policies, and Land Use Characteristics

Residential Land Use Designations

Character

Residential uses will comprise a diverse arrangement of multiple densities and housing types. The pattern of one single density in a zone or neighborhood will evolve into increased and mixed densities in exchange for amenities that enhance quality of life. There will be greater connectivity and stronger spatial relationships between neighborhoods through strategic locations of roadway, trail, park, and neighborhood-serving businesses. These amenities will help create localized identity while also linking one area to another. The design and build quality of the new construction and infill will be held to a high standard. The city will encourage projects to be unique, innovative, and provide the residents of Auburn with true choice.

Values

- *Character:* Residential neighborhoods will include amenities, features, and layouts that promote interaction amongst residents.
- *Wellness:* The design of residential neighborhoods will emphasize safety and nonmotorized connectivity.
- *Service:* Through outreach and engagement, individual residents and homeowners' associations are connected to and aware of municipal services, events, and activities.
- *Economy:* Neighborhoods have a physical and personal connection to Auburn's commercial centers and attractions. People want to move to Auburn because of the commercial and recreational opportunities it has to offer.
- *Celebration:* Districts and neighborhoods are identified, promoted, and celebrated.
- *Environment:* The built environment will fit into the natural landscape in a way that protects and respects ecosystem function and that preserves native vegetation and soils.
- *Sustainability:* Natural resources, economic prosperity, and cultural vibrancy are balanced in a way that builds and maintains a thriving and long-lasting community.

Policies

LU-1 Regulations for new developments and infill should address the following elements:

a. Connectivity by multiple means to adjacent subdivisions, nearby commercial hubs, and parks and recreation facilities.

b. Relationship to nearby existing or future transit service.

c. Usable community amenities and spaces.

d. Environmental protection and preservation of natural features.

e. Preservation of areas that can support low-impact development techniques.

f. Promote the use of energy and water conservation measures

g. Efficient and effective delivery of utility service.

h. Innovative design.

i. Crime prevention through environmental design.

j. Long-term maintenance considerations.

LU-2 As denser development continues to occur; standards should be developed to maximize density while preserving open space and critical areas.

LU-3 Programs should continue to be implemented to improve the quality of low-income neighborhoods and encourage rehabilitation of deteriorating structures and facilities.

LU-4 Public/Quasi-Public uses may be permitted as a conditional use if de signed in a manner that enhances the residential character of the area. Special care shall be given to ensuring appropriate levels of parking, landscaping, and traffic circulation to avoid conflict with residential uses.

LU-5 New residential development shall contribute to the creation, enhancement, and improvement of the transportation system, health and human services, emergency services, school system, and park system. This may be accomplished through the development of level-of-service standards, mitigation fees, impact fees, and/or construction contributions.

LU-6 Cluster development is the preferred form of residential development in all residential designations with the goal of preserving natural areas, critical areas, and areas that support low-impact development. Where clustering accomplishes these objectives, it should not come at the expense of lost development potential. Variances to lot size, lot dimensions, building height, and other bulk or dimensional standards should be utilized in order to create incentives that promote preservation.

LU-7 Ensure that new development in Growth Centers meets minimum development intensity thresholds to ensure that employment and housing growth will help achieve the desired levels of jobs and housing units.

LU-8 Designated Growth Centers and Downtown Urban Center shall promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.

LU-9 Consider land use patterns and development regulations to promote development that addresses potential environmental health disparities in coordination with the Climate Element.

LU-10 Identify and implement strategies to mitigate the risk to lives and property posed by wildfires. Risk identification and strategies should be aligned with Climate Element workplan through 2029.

LU-11 Coordinate land use choices with neighboring jurisdictions, agencies, and the Muckleshoot Indian Tribe to encourage consistency and predictability for regional planning and environmental considerations.

LU-12 Encourage inclusive engagement on land use decisions to ensure decisions do not negatively impact historically marginalized communities.

Residential Conservancy Designation

Description

This designation should consist primarily of low-density residential uses (one dwelling unit per four acres is allowed) and accessory agricultural uses in areas featuring environmental constraints or requiring special protection such as the Coal Creek Springs watershed area, low-lying areas along the Green River, and areas that are isolated from the full complement of urban services. This designation will serve to both protect environmental features and hold areas for higher density development until such a time public facilities become available. Per HB 1110 requirements adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply.

Designation Criteria

1. Areas with significant environmental constraints, intrinsic value, or that may pose environmental hazards if developed, such as areas tributary to public water sources;
2. Affords greater protections to environmental features than existing designation;
3. Level of service for property consistent with adjacent residential conservancy properties; or
4. Location, size of properties, and character is consistent with a residential conservancy use.

Implementation Zoning Designation

A. RC Residential Conservancy

Policies

LU-13 Densities and activities shall be of a very low intensity and shall not compromise environmental and watershed resources.

LU-14 In addition to single-family homes, these larger properties can also be developed with garages, accessory dwelling units, barns, and other accessory outbuildings. Home occupations, agricultural uses, and other allowed nonresidential activities may operate out of any type of permitted building, subject to intensity and use limitations.

LU-15 Until these areas are served by public utilities (water, sewer, storm services), existing and new development is not expected to be served by public infrastructure, such as urban streets, curbs, gutters, sidewalks, street lighting, and landscaping.

LU-16 As the market and utility availability enable denser development to occur, standards should be developed to maximize density while preserving open space and critical areas.

LU-17 Small-scale agricultural uses are allowed and encouraged. Commercial activities that are directly related to and support agricultural uses may also be allowed. The procedural standards may vary depending upon the type and scale of agricultural uses and supporting commercial activities. Small-scale agricultural uses are allowed and encouraged.

LU-18 Land use standards should adequately limit and control excessive accumulation of de bris. Where a permitted activity does allow outdoor storage, it should be adequately screened from adjacent properties and roads, as well as ensuring adequate soil and environmental protection.

LU-19 Public/Quasi-Public and resource extractive uses that are low-intensity and preserve the environment may be considered conditional uses.

Neighborhood Residential One Designation[1]

Description

Low density land use for detached single-unit detached housing with a density of one unit per acre. Neighborhood Residential One includes all properties zoned R1 - Residential 1 du/acre including areas within the Urban Separator Overlay, as designated in King County Countywide Planning Policies. Per HB 1110 requirements

[1] This designation was previously called “Single Family” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

adopted in 2023, Middle Housing is permitted in this zone however adopted city development regulations still apply.

Designation Criteria

1. Low density residential areas located within the Urban Separator Overlay that are also constrained by the presence of critical areas

Implementing Zoning Designations

A. R1 - Residential Zone (One Dwelling Unit Per Acre): All properties located within the Urban Separator Overlay are zoned R-1, as consistent with King County Countywide Planning Policies.

Policies

LU-20 Accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.

LU-21 Home occupations, bed-and-breakfasts, day cares, and other appropriate uses should be encouraged as viable accessory uses.

LU-22 Manufactured homes shall be permitted on single-family lots provided they are sited and constructed in a manner that would blend with adjacent homes.

LU-23 Encourage the development of a variety of housing typologies to suit the needs of various potential residents.

LU-24 Density bonuses outside of the Urban Separator Overlay should be approved based on innovations in transportation, stormwater management, and public amenities proposed for the development or adjacent neighborhoods associated with the request. The onus is on the developer to justify density above baseline. Examples of amenities and concepts that justify density bonuses include park space, art, enhanced landscaping, trails that connect to adjacent properties, neighborhood commercial property set asides, use of low-impact development techniques beyond the minimum code requirements, incorporation of Crime Prevention Through Environmental Design (CPTED) (Public Comment, LU 2) concepts, and variation of architecture and housing typology.

Neighborhood Residential Two Designation[2]

Description

[2] This designation was previously called “Moderate Density Residential” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

Neighborhood Residential Two designated areas are planned to accommodate a variety of residential dwelling types. Varying intensities may be permitted to provide a transition between Neighborhood Residential One and other more intensive uses or activities (such as arterial streets) based on adjacent density, intensity, and/or character. Appropriate densities in these areas range from 25-30 dwelling units per acre, with between 4 and 6 Middle Housing units per lot permitted. Dwelling types generally range from single-unit detached dwellings to Middle Housing, and moderately sized mixed-use and apartment buildings that fit the size and character of traditional single-family neighborhoods. Low-impact, neighborhood scale business such as small-scale food stores, coffee shops, and cultural or recreational services in pre-existing structures, either separate from or as part of a mixed-use building, are allowed in Neighborhood Residential Two.

Designation Criteria

1. Previously developed Neighborhood Residential Two areas; or

2. Areas that provide a transition between Neighborhood Residential One and Neighborhood Residential Three, Neighborhood Residential One and nonresidential, Neighborhood Residential Three and nonresidential zones or development that are adjacent and meet the development parameters of the Neighborhood Residential Two designation.

Implementing Zoning Designations

A. R2 – Residential Low
B. R3 – Residential Moderate

Policies

LU-25 Density bonuses and flexible development standards should be considered an incentive for innovative neighborhood design.

LU-26 Carefully developed low-intensity commercial uses (such as day care centers, food and beverage establishments) can be compatible.

LU-27 Middle Housing and accessory dwelling units should play an integral part of promoting infill development and affordable housing and are therefore encouraged within this land use category.

Neighborhood Residential Three Designation[3]

[3] This designation was previously called “Multiple-Family” prior to the 2024 Periodic Comprehensive Plan Update. However, the implementing zones may have changed.

Description

Neighborhood Residential Three encourages a mix of Middle Housing residential, apartment buildings and mixed-use development at a greater density compared to Neighborhood Residential Two. These communities are served by nearby high-capacity transit, have nonmotorized connections to surrounding amenities (parks, libraries, community centers, etc.) and services, or have access to on-site amenities. Small, local commercial development is allowed consistent with Neighborhood Resident Two.

Land use density standards are based on dwelling units per lot for all Middle Housing types, while base density of units per acre continues to apply for detached single-unit housing. This use includes Residential Manufactured Home communities, for which the City will be coordinating with the Department of Commerce for exception to compliance with middle housing requirements.

Designation Criteria

1. Previously developed high-density residential or manufactured/mobile home parks; or
2. Properties that are connected to Neighborhood Residential One and nonresidential designations by the Neighborhood Residential Two designation or are connected to a Mixed-Use District.

Implementing Zoning Designations

A. R4 - Residential High
B. R-MHC Residential Manufactured/Mobile Home Community

Policies (cont.)

LU-28 Development regulations should include density bonuses and flexible development standards that create incentives for innovative site and building design, incorporation of open space and public art, nonmotorized connectivity to parks and commercial areas, proximity to transit services, supplemental natural resource protection, supplemental use of Crime Prevention Through Environmental Design (CPTED) (Public Comment, LU 2), and supplemental use of low-impact development techniques.

LU-29 Home occupations and shared housing should be allowed in this designation; however, given their high densities, it is appropriate to establish additional restrictions, procedures, and requirements in order to ensure that they are compatible with their surroundings and do not adversely affect the community.

LU-30 Live–work units are encouraged in Neighborhood Residential Two and Neighborhood Residential Three designations.

LU-31 Improve the quality of low-income neighborhoods and implement programs that encourage rehabilitation of deteriorating structures and facilities the downtown area, areas between lower-density residential uses and more intense nonresidential activities, and areas with high levels of transit service and available high-quality services.

LU-32 Parking requirements for Middle Housing types of development shall be reduced within ½ mile walk of a major transit stop, consistent with state requirements.

LU-33 Middle Housing types are eligible for bonus of two dwelling units depending on proximity to a major transit stop or when two dwelling units are developed as affordable housing. Affordable housing bonus dwelling units shall remain affordable for a 50-year period and recorded on the covenant, per RCW 36.70A.030.

Mixed-Use Designation

Description

The Mixed-Use Designation permits a complementary mix of residential and commercial uses in a single land use designation. This designation encourages vertical mixed-use, horizontal-mixed use, conversion of existing residential to commercial, middle housing, and pedestrian and non-motorized travel, while allowing flexibility for how uses are combined within this area. Mixed-Use Districts align with areas where moderate and high-density development is served by transit, bicycle facilities and sidewalks, and amenities that create healthy and livable neighborhoods.

Designation Criteria

1. Mixed-Use Districts are primarily located within designated Growth Centers or other areas where it can be demonstrated that the Mixed-Use District provides local neighborhood benefits consistent with the description and intent of the Mixed-Use District and where orientation to walkable communities is desired.
2. Residential and commercial uses are encouraged to be integrated as a component in all development projects.
3. A variety of housing options and development types is encouraged within this designation.
4. Mixed-Use District is not intended for automobile oriented or businesses that rely on outdoor storage, or any other type of storage facility. Such uses will be not permitted.
5. Development within a Growth Center designation along major roadways between Mixed-Use zones should provide additional building setback from the street right of way and include areas for landscaping, open space, and pedestrian activity.

Implementing Zoning Designations

A. R-NM Neighborhood Mixed-Use
B. RO Residential Office District
C. Auburn Gateway District

LU-34 Apartment development should be subject to building and site design standards. These standards should address the appearance of buildings, compatibility with nearby uses, exterior lighting, connectivity with surrounding properties and uses, the relationship of ground floor spaces and entryways with the streetscape, and connectivity to nearby nonresidential hubs (shopping centers and schools). Protected bicycle parking should be provided.

LU-35 Provide a variety of housing typologies to suit the needs of various potential residents.

LU-36 Establish intensity limitations such as floor area ratios, density, building height, coverage ratios, setbacks, and other standards.

LU-37 Access to nearby amenities and health and human services should be considered when reviewing senior housing developments.

LU-38 Encourage development of permanent supportive housing to address the homeless population and those with special needs.

LU-39 Encourage adaptive reuse, particularly of historic properties.

LU-40 Mixed-Use Districts should support~~create~~ cohesive, diverse, neighborhood mixed-use centers that allow vertical and horizontal mixed-use flexibility, as well as flexibility in uses, that provide for local housing, shopping, and employment options that also allows each center to foster it's own identity. (Public Comment, LU 2),

LU-41 Encourage sustainable transportation options by creating viable options for people to get to destinations by alternatives to personal vehicles in Mixed-Use Districts, Neighborhood Residential Three, and Neighborhood Residential Two designations.

LU-42 Support development of small-scale, local neighborhood serving commercial such as food and drink establishments and local services in Residential Two and Three designations.

LU-43 The residential uses permitted must be carefully regulated in regard to performance criteria to ensure alignment with the City's responsibility to accommodate required share of regional growth.

Commercial Land Use Designation

Character

Commercial uses will be wide ranging in terms of scale and type. A mix of businesses – local, regional, and national – will be among the businesses in the various designations and will be carefully located to create balance and maintain appropriateness based on adjacent uses. These commercial areas will be economically vibrant, unique, and active outside of traditional work hours. They will be accessible by foot, bike, car, and public transport.

Values

Character – Active gathering spaces, such as parks, plazas, cafes, concert venues, festivals and markets, will be distributed throughout the City; these spaces will be engaging and filled with people interacting, irrespective of culture, age, or income level.

Wellness: A variety of healthy food options will be physically and economically accessible to all members of the Auburn community.

Service: The City's resources and services are available and utilized by the business community. The business community finds the City approachable, empathetic, and responsive. An open and collaborative dialogue exists to help identify problems and find solutions.

Economy: A wide complement of retail, service, and dining options will cater to local needs, attract visitors, and encourage consistent patronage of local businesses.

Celebration: Auburn will have a thriving and expanding arts and culture community. There will be events, amenities, and attractions that draw people to congregate and socialize.

Environment: Local businesses benefit from Auburn's collection of natural resources and amenities because residents and visitors are choosing Auburn as their home or destination.

Sustainability: Local businesses benefit from, and contribute to, a sustainable economy because Auburn is an easy location to start up, maintains opportunity for growth, and has a business-friendly economic climate.

Policies

LU-44 The commercial uses permitted must be carefully regulated in regard to performance criteria and design to ensure alignment with the City's responsibility to accommodate required share of regional growth.

LU-45 Permitted uses in Residential designations would consist of local-serving and community-serving retail trade, offices, personal services, and eating establishments.

LU-46 Encourage uses that provide health and human services to the adjacent community.

LU-47 Encourage adaptive reuse, particularly of historic properties.

LU-48 Promote the use of energy and water conservation measures

LU-49 Ensure that legally established existing uses that may not conform with the underlying zone, but that are compatible with their surrounding uses, and are allowed to continue to evolve and operate without being classified as "nonconforming" uses.

LU-50 Consider commercial displacement when evaluating new development proposals and determine strategies to mitigate impacts when possible.

Description

Commercial land use designations are predominantly a mix of retail, office, service, hospitality, entertainment, and eating/drinking establishments. Some districts have a greater non-motorized emphasis where buildings and site features are scaled to a pedestrian level while other districts are more auto-centric. Extra design emphasis is placed on architecture, lighting, landscaping, accessory uses, landscaping, hours of operation, site layout, and transitions to adjacent uses.

Designation Criteria

1. Previously developed light commercial areas buffered from more intense commercial or industrial designations by landscaping or environmental features; or
2. Previously developed heavy commercial areas; or
3. Located along arterial or collector streets;
4. Properties that are buffered from the single-family designation by landscaping, or environmental features,; and
5. Meets the development parameters of the Light and Heavy Commercial designations.

Implementing Zoning Designations

A. C-1 Light Commercial
B. C-2 Heavy Commercial

Downtown Urban Center Designation

Description

The Downtown Urban Center (DUC) land use designation should be applied exclusively in the Downtown Auburn Subarea and Regional Growth center as identified in the Comprehensive Plan and 2024 Auburn Downtown Plan. As a Regional Growth Center, the DUC must maintain a planned target density of 45 activity units per acre minimum, per Puget Sound Regional Center Requirements. The Land Use Element assumes this target when considering future land use and zoning changes in the DUC. DUC zoning and land use in the Land Use Element and map are consistent with those in the draft 2024 Auburn Downtown Plan, which is

under development with an anticipated 2025 adoption date. The DUC is implemented by zoning districts specific to Downtown Urban Center and the Downtown Design Guidelines. The ambiance of the downtown should encourage leisure shopping, provide amenities that attract regional visitors and shoppers, and provide housing and services to local residents and area employees.

Designation Criteria

1. Located within the Urban Center boundaries established by the King County Countywide planning policies or within the PSRC Regional Growth Center boundaries.

Implementing Zoning Designations

DUC Subarea-Specific Zoning classifications consisting of:

A. DUC Downtown Urban Center - 125' District
B. DUC Downtown Urban Center - 75' District
C. DUC Downtown Urban Center – 55' District
D. DUC Downtown Urban Center – Health and Wellness District
E. DUC Downtown Urban Center - C1 Light Commercial District
F. DUC Downtown Urban Center - C2 Heavy Commercial District
G. DUC Downtown Urban Center - M1 Light Industrial District
H. DUC Downtown Urban Center - Flex-Residential District
I. DUC Downtown Urban Center - Neighborhood Residential District

Policies

LU-51 Vertical mixed-use should be encouraged; the location of retail sales and services should predominately be on the ground floor with residential or more retail or services above. However, small freestanding commercial spaces may be established as an accessory use to a larger vertical mixed-use development.

LU-52 Deviations of height, density or intensity limitations should be allowed when supplemental amenities are incorporated into site and building design. Examples of amenities include use of low-impact development, use of sustainable site and building techniques, public space and art, transit-oriented development (TOD), landscaping and lighting, and bike shelters as well as the inclusion of affordable housing.

LU-53 Encourage a broad mix of uses within the downtown area. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses include retail trade, offices, personal services, eating and drinking establishments, financial institutions, governmental offices, and similar uses. Legally established existing uses that do not fit within the range of desired new uses continue to be a valuable part of the downtown economy and character and should be allowed to evolve and operate in a manner that resembles listed permitted uses.

LU-54 Encourage residential dwellings within the upper stories of buildings and provide flexibility with how those spaces are organized and utilized.

LU-55 Drive-in windows shall not be permitted to maintain the area's pedestrian environment.

LU-56 Parking standards within the downtown should reflect the pedestrian orientation of the area, but also consider parking's impact for economic development.

LU-57 Discourage uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery).

LU-58 Unsightly outdoor storage and similar activities should be prohibited.

LU-59 The downtown should capitalize on opportunities for multimodal transportation.

LU-60 Encourage adaptive reuse of existing buildings, particularly of historic properties.

LU-61 As a designated VISION 20 50 Regional Growth Center that contains a transit station, land use policies and regulations should encourage population and employment growth.

LU-62 The commercial uses permitted must be carefully regulated in regards to performance criteria and design. Architectural style, building height and size, lighting, and signage should be consistent with the surrounding residential properties.

LU-63 Permitted uses would consist of community and regional-serving retail trade, offices, personal services, and non-drive through eating establishments.

LU-64 Special emphasis will be directed at those accessory activities that can alter the character of these areas into heavier commercial areas. Examples include outdoor storage, location, and screening of trash receptacles, loading and unloading zones, and parking lots. Regulations and permit conditions will employ techniques that mitigate light and noise impacts associated with surrounding residential properties.

LU-65 Commercial uses will have an orientation that is directed toward adjacent public streets while also providing pedestrian and bike-oriented access.

LU-66 Upzone requests to the next zone will be considered for approval based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-67 Encourage occupancy of storefront and other ground floor public-facing spaces to create a active environment downtown.

LU-68 Explore opportunities to increase the amount of public green space in downtown that provide spaces for recreation and activation.

LU-69 A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses would consist of local-serving and community-serving retail trade, offices, personal services, eating establishments, financial institutions, governmental offices, and similar uses.

LU-70 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-71 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-72 Multiple family dwellings are only allowed as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings.

LU-73 Drive in windows should only be allowed accessory to a permitted use, and only when carefully sited under the administrative use process, in order to ensure that an area's pedestrian environment is not compromised

LU-74 Large-scale regional retail uses and uses that rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category.

LU-75 Unsightly outdoor storage and similar activities should be prohibited.

LU-76 Encourage adaptive reuse, particularly of historic properties.

LU-77 Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-78 A wide variety of commercial-oriented services are appropriate within this category. This includes but is not limited to regional-scale retail and entertainment uses, commercial uses with outdoor sales areas, drive-in restaurant or other drive-in commercial businesses, and commercial services with outdoor storage as an accessory use.

LU-79 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping,

pedestrian spaces, and the location of buildings on the property. Where practicable, low-impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-80 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

Industrial Land Use Designation

Character

Industrial uses will become a more integrated part of the physical and social life of the city. Since so many people work in these areas and these companies contribute so much to the financial life of the city, it is important that they are connected through paths, roads and by public transportation. Locations that have access to rail and highways that also encourage intelligent growth patterns will be prioritized. Innovation will be a key requirement of new and infill projects as the city looks to mitigate impacts of production and limit damage to the environment.

Values

Character: Buildings, landscaping, and outdoor spaces will be attractive, interesting, well designed, and well maintained.

Wellness: Risk to life and property from all hazards will be minimized. Properties and businesses are connected to nonmotorized corridors that offers alternative means to commute.

Service: The city works closely with individuals and organizations to fully understand the demands, needs, and concerns of the industrial community so that the city can sponsor initiatives that help aid in their success.

Economy: Cornerstone institutions will strategically expand in regional prominence. As industry grows, land use policy will support efforts to grow within Auburn.

Celebration: The Community will be made aware of and celebrate the accomplishments of our local, regional and international leaders in manufacturing, warehousing, and distribution.

Environment: The built environment will fit into the natural landscape in a way that protects and respects ecosystem function. Natural resource protection will be supported and celebrated by City leadership and the community.

Sustainability: Industrial uses are contributing to, and supportive of, efforts to build and maintain a transportation system that ensures the people and goods move safely throughout the city and beyond.

Description

Industrial lands allow for a mix of manufacturing, logistics, and warehousing along with the space needed to store materials and vehicles. These areas have a heavy reliance upon the transportation of goods by rail or truck which necessitates loading docks/bays, ample area for truck movement, and convenient access to robust rail and road infrastructure. These areas can also accommodate uses such as breweries and distilleries and their associated tasting rooms, restaurants and banquet halls, warehouse style retail outlets, and a modest level of integrated housing.

Designation Criteria

1. Previously developed light or heavy industrial areas; or
2. Light Industrial provides buffering for heavy industrial areas or is buffered from the single-family designation by landscaping, environmental features, and buffered from all other Residential designations;
3. Meets the development parameters of the Light and Heavy Industrial zoning districts.

1. Heavy Industrial districts should not located along high-visibility corridors serving non-industrial uses;
2. Properties identified as LF Airport Landing Field on the zoning map in the Airport Master Plan, and properties identified for future acquisition.

Implementing Zoning Designations

A. M-1 Light Industrial
B. M-2 Heavy Industrial
C. Airport Landing Field District

LU-81 A wide range of industrial uses may be permitted, subject to performance standards.

LU-82 Outside storage shall be permitted subject to performance criteria addressing its quantity and location.

LU-83 Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of nonmotorized infrastructure, and proximity and connection to public transit.

LU-84 Promote the use of energy and water conservation measures.

LU-85 A wide range of industrial uses may be permitted, subject to performance standards. Heavy commercial uses that serve the needs of workers in light industries are also appropriate. These uses include indoor manufacturing,

processing, and assembling of materials from previously prepared or raw materials and ancillary and necessary warehousing and distribution of finished goods associated with manufacturing and industrial uses.

LU-86 Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low-im pact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.

LU-87 Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

LU-88 Outside storage shall be permitted subject to performance criteria addressing its quantity and location. This is to ensure compatibility with adjacent uses, so that such storage would not detract from the potential use of the area for light industry. In all cases, such storage shall be extensively screened.

LU-89 Where an Industrial use is located adjacent to a property with a less intense zoning designation, the light industrial use bears the burden of incorporating techniques that mitigate the visual, noise, dust, and odor impacts.

LU-90 Uses involving substantial storage or processing of hazardous materials, as well as substantial emissions, should not be permitted in these areas.

LU-91 A wide range of commercial activities may be allowed to provide increased opportunities for sales tax revenue.

LU-92 The Burlington Northern Santa Fe Railroad Auburn Yard located within the Railroad Special Plan Area is considered a compatible use at its current level of usage. It is not bound by the policies concerning outside storage under the existing light industrial designation as it was an existing use prior to the development of this policy. Should BNSF decide to reactivate its applications to upgrade the yard to an intermodal facility, the proposal will be subject to the essential public facility siting process as defined in the Capital Facilities Element.

LU-93 Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request.

LU-94 While this zone should be reserved primarily for the heavier forms of industrial activities, a wide range of industrial activities may be permitted. These heavier forms of industrial activities may include outdoor or semi-enclosed manufacturing, processing, or assembling activities, significant outdoor storage, and uses involving substantial storage or processing of hazardous materials. Heavy

commercial uses that serve the needs of workers in heavy industries are also appropriate.

LU-95 Landscaping, sidewalks, and bike paths will be integral parts of site design if a development is located on an impression corridor or located within or adjacent to an identified nonmotorized corridor.

LU-96 For the LF Airport Landing Field District, the Airport Master Plan (AMP) establishes the vision, policies, and implementation strategies that govern uses, management principles, and future planning efforts. The AMP is incorporated by reference in the Auburn Comprehensive Plan as an appendix.

LU-97 Auburn Municipal Airport is included in the federal airport system the National Plan of Integrated Airport Systems (NPIAS). Participation in the NPIAS is limited to public use airports that meet specific FAA criteria. NPIAS airports are eligible for federal funding of improvements through FAA programs. To maintain eligibility for funding through FAA programs, the Airport Master Plan should be periodically updated as conditions change.

LU-98 Uses, activities, and operations within the LF Airport Landing Field District must be coordinated and consistent with the Airport Master Plan.

LU-99Future expansions of the LF Airport Landing Field District, for the purpose of airport uses, activities, and operations, should be coordinated and consistent with the Airport Master Plan.

LU-100 While the industrially designated area east of the Airport is highly suited for airport related activities, other industrial type uses are now located here. Therefore, the City will encourage use in this area to take advantage of its proximity to the Airport.

LU-101 New commercial land uses in proximity to the airport should be air related and/ or complementary to the airport.

LU-102 To protect the viability of the Auburn Municipal Airport the City shall create an airport overlay that is consistent with FAA regulations and WSDOT guidance.

LU-103 The City's zoning ordinance and other appropriate regulatory measures shall enforce the airport overlay and the FAR Part 77 surfaces.

LU-104 The airport overlay shall protect the operations of the Auburn Municipal Airport by establishing controls on incompatible land uses and development.

LU-105 The airport overlay should be implemented to manage land uses and development around the airport to ensure compatibility into the future and prevent incompatible future uses. The regulations applied to properties surrounding the airport should encourage land uses that are related to, and benefit from, proximity to the airport but not restricted exclusively to only these.

LU-106 The impact of development on air safety shall be assessed through the City zoning ordinance, FAA regulations, SEPA review, input from the Auburn Municipal Airport, and relevant technical guidance. Appropriate mitigation measures shall be required by the City.

LU-107 Uses in proximity to the airport that may create potential operational (e.g. height or noise) conflicts shall be reviewed for their consistency to airport operations and conformance with the FAA regulations.

LU-108 The airport should be protected from nonconforming uses and structures that pose a safety concern to airport operations.

LU-109 The City shall determine whether nonconforming uses and structures affect airport operations and require their minimization or elimination, at cost to owner, based on individualized study of proposals, City regulations, input from the Auburn Municipal Airport, and relevant technical guidance.

Public/Quasi-Public Designation

Character

This category includes those areas that are reserved for public or quasi-public uses. It is intended to include those of a significant extent, and not those smaller public uses that are consistent with and may be included in another designation. These public uses include public schools, developed parks, and uses of quasi-public character such as large churches and private schools. Public uses of an industrial character are included in the industrial designation, and small-scale religious institutions of a residential character are included in the residential designation. Streets, utilities, and other separate uses are not intended to be mapped separately as Public/Quasi-Public.

Values

Character: Community facilities and programs bring people together and connect residents and visitors to our natural resources.

Wellness: Multiple recreation options, and nearby trails, parks, activities, and events will be readily accessible to the entire community.

Service: Land use policy supports the provision of community, health and human services to all residents.

Economy: Residents and visitors seek Auburn as a residence or destination because of its natural resources, community events, and community pride.

Celebration: We utilize our open spaces and public facilities to promote who we are, our diversity, and our community pride.

Environment: Residents and visitors will enjoy open spaces and environmentally sensitive areas, while encouraging the appreciation of their importance and beauty. Impacts of new development on natural resources are considerate of their sensitivity and importance.

Sustainability: Public and private funds are used to make investments in land preservation, restoration and protection. Public investments in land and facilities are considered for their perpetual or generational value versus short-term motivations.

Policies

LU-110 The primary purpose of this designation is to address public needs while taking advantage of synergies with the adjacent areas where they are sited.

LU-111 Appropriate uses for this designation include facilities that serve the needs of the larger community such as public schools, active parks, city operated municipal facilities, police stations, and fire stations.

LU-112 Innovative strategies to integrate the uses and sites into the areas where they are sited is encouraged. These strategies should maximize use of the site while minimizing fiscal impacts and impacts to adjacent areas.

LU-113 Increase visibility of resources through public information campaigns.

LU-114 Appropriate uses include low-intensity recreational uses, passive use open areas, protected environmental habitat, stormwater detention facilities, and similar low-intensity uses.

LU-115 Promote the use of energy and water conservation measures.

LU-116 A responsible management entity and the purpose for Institutional districts should be identified for each property interest within this designation. Management policies and plans are appropriate for all lands in this designation.

LU-117 This designation permits a wide array of uses that tend to be located in the midst of other dissimilar uses. For this reason, special emphasis should be directed at the following:

a. The appropriateness of new requests for this designation and the impacts that it may have on the surrounding community.

b. Site-specific conditions that should be attached to the granting of new requests for this designation that are designed to mitigate impacts on the surrounding community.

c. Site-specific conditions that should be attached to development proposals that are designed to mitigate impacts on the surrounding community.

LU-118 Coordination with other Institutional entities is essential in the implementation of the Public/Quasi-Public land use designation.

LU-119 Industrial and commercial uses that are affiliated with and managed by educational institutions for vocational educational purposes may be classified as a Publican Public/Quasi-Public use and permitted on a conditional basis.

Designation Criteria

1. Previously developed institutional uses; or
2. Meets the development parameters of the Public/Quasi-Public designation.

Implementing Zoning Designations

A. *I Institutional*

B. P-1 Public Use District

Open Space Designation

Description

Open space lands are in public ownership or an otherwise permanently protected state that provide enhanced protection of floodplains, aquatic and/or wildlife corridors, wetlands, hazardous slopes, or that protect groundwater supplies. Open Space lands may be made available for public access and education which includes ancillary supportive uses such as bathrooms, trails, boardwalks, interpretive signs, parking, and picnic areas.

Designation Criteria

1. Passive parks or undeveloped Parks Department property;
2. Any site containing a significant developmental hazard; or
3. Any site containing open space value suitable for public protection without unduly encroaching on private property rights.
4. Sites that are permanently protected as a result of the terms of acquisition or a recorded instrument.

Implementing Zoning Designations

A. OS Open Space

Policies

LU-120 Active parks that provide sports field, activity and community centers, cemeteries, and public buildings should not be designated as open space.

LU-121 Open space lands are primarily designated to provide wildlife and aquatic habitat, flood detention, vegetation and soil preservation, and view shed protection. Land designated as open space may be used for public access to trails, interpretive

centers, education opportunities, and other uses and facilities that support the purpose of their designation.

LU-122 Increase distribution of open space and increase access to open space amenities throughout Auburn.

LU-123 Enhance restoration, preservation and protection of natural resources and critical areas.

LU-124 Seek out opportunities to develop recreation and education opportunities on public lands or through public–private partnerships.

LU-125 Increase visibility of resources through public information campaigns. Continue to work with regional partners to develop and maintain trail systems that connect Auburn with regional destinations.

LU-126 Build on partnerships with school districts to expand public use of school facilities for recreation and exercise, and to improve public access to facilities for this purpose, as appropriate.

Overlays, Urban Growth Area, and Special Planning Land Use Designations

Character

These areas help control growth, protect the environment, and prevent urban sprawl conditions in our City. For a variety of reasons, specific areas exist within the City that require further specificity or focus of land use planning, policy, regulation, or investment. Overlays, urban growth areas, and special planning areas may be designated that help further enumerate a purpose. These areas are to be designated through the Comprehensive Plan and treated as a component of the Land Use Element of the Plan.

Values

Each area designated as an overlay, urban growth area, or special planning area shall reflect the values identified in the Core Comprehensive Plan.

General Policies

LU-127 These land use designations must be consistent with the Growth Management Act, Puget Sound Regional Council, and countywide planning policies.

LU-128 Any proposed changes to these designations must be pursued in coordination with applicable State, Regional and County agencies.

Urban Separator Designation

Description

Urban separators are areas designated for low-density uses in the King County Countywide planning policies. They are intended to "protect Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits." There are two primary areas of urban separators, one on Lea Hill and one on West Hill.

Designation Criteria

Areas designated through the process of annexation.

Implementing Zoning Designations

A. Lea Hill Overlay
B. West Hill Overlay
C. Bridges Overlay
D. Urban Separator Overlay

Policies

LU-129 The City is obligated to maintain (and not redesignate) the Urban Separator designation until at least the year 2022, pursuant to countywide planning policies and an annexation agreement with King County. The City will coordinate with King County on redesignation of Urban Separators in 2025.

LU-130 Urban separators are deemed to be both a regional as well as local concern and no modifications to development regulations governing their use may be made without King County review and concurrence. Therefore, the areas designated as "urban separator" on the Comprehensive Land Use map, will be zoned for densities not to exceed one dwelling unit per acre, with lot clustering being required if a subdivision of land is proposed.

Urban Growth Area and Potential Annexation Area Designation

Description

Urban growth areas and potential annexation areas are areas located outside of the municipal city limits of Auburn. They are areas that are anticipated to be incorporated into the City within 10 years of their designation.

Designation Criteria

Potential annexation areas are jointly developed by cities and the County in which they are located. They are based upon countywide growth projections that are divided among all urban growth areas within each respective County. Urban growth areas and potential annexation areas are distinguished from each other by whether they have been assigned to a city or not. Urban growth areas have been

identified but have not been assigned to a city. Potential annexation areas are urban growth areas that have been assigned to a specific city.

Implementing Zoning Designations

A. Urban Growth Area Potential Annexation Area

Policies

LU-131 Work with King and Pierce County, as well as nearby cities, to redesignate urban growth areas into potential annexation areas.

LU-132 Auburn's Potential Annexation Area is shown on the Comprehensive Plan Land Use Map (Map 1.1). Map 1.1 also depicts Growth Impact Areas. These Growth Impact Areas are generally adjacent to cities or unincorporated County lands in which development that occurs potentially impacts the city of Auburn.

LU-133 The Auburn City Council may revise the boundaries of the Potential Annexation Area in the future, in response to:

a. Amendments to King and Pierce County Urban Growth Areas as specified in the King and Pierce County countywide policies
b. Discussions between Auburn and adjacent jurisdictions regarding potential annexation area boundaries
c. Discussions with Pierce County concerning the designation of potential annexation area boundaries
d. Changed circumstances relating to population and employment growth and projections, urban service feasibility, or similar factors.

LU-134 Develop strategies and agreements for the review of development and provision of utilities within potential annexation areas that have yet to be annexed.

LU-135 Prior to annexation, develop strategies and agreements that address the orderly transition of areas into the city such as transfer of permit authority, infrastructure financing, financing of fire and police services, and interim development regulations.

Critical Area Overlay Land Use

Description

Under the Growth Management Act cities and counties are required to identify, designate and protect critical areas. Critical areas include (a) wetlands, (b) aquifer recharge areas (including areas with a critical recharging effect on aquifers used for potable water), (c) fish and wildlife habitat conservation areas, (d) frequently flooded areas, and (e) geologically hazardous areas.

Designation Criteria

Designation of critical areas includes both criteria that should be applied to the specific type of critical area as well as buffers and/or setbacks that are necessary for the protection of the critical area and/or life and property. Designation of critical areas is based on best available science as it applies to local conditions.

Implementing Zoning Designations

A. Wetlands
B. Aquifer Recharge Areas
C. Fish and Wildlife Habitat Conservation Areas
D. Frequently Flooded Areas
E. Geologically Hazardous Area

Policies

LU-136 Best available science will be utilized for the specific designation criteria and the associated adopted protection standards and development regulations.

LU-137 Reasonable use provisions will be included within the critical area regulations that ensure a property owner is not denied use of a preexisting parcel, lot or tract.

LU-138 Exemptions to the critical areas ordinance should be provided for very limited and justified circumstances such as maintenance of existing land uses, work within some types of human-made features, limited types of site investigation work, emergency activities, and certain types of invasive vegetation control.

LU-139 Critical area regulations will identify the process and standards for alteration of a critical area and criteria related to mitigation, performance, and monitoring.

Special Planning Area Designation

Description

"Special Planning Areas" consist of Districts, subareas, Impression Corridors, and Gateways within Auburn that warrant additional emphasis in planning, investments, and policy development. Each may be recognized separately within the Comprehensive Plan, as an Element of the Comprehensive Plan, or as an subarea plan (discussed below). There are a variety of reasons for designating and distinguishing a special planning area, and once designated, a variety of potential outcomes. Reasons for designating a special planning area include:

- Growth Centers are areas of the city identified though the Comprehensive Planning process where a large share of growth is allocated. These areas provide a combination of Mixed-use, higher density residential, and higher density commercial uses which serve the local area. There will be a special focus on the performance of these Centers, including housing units and jobs created, to ensure the City accommodates the required share of regional

growth by 2044. Growth Centers are shown in Map 1.4 and reflected in development regulations found in city code.

- Areas of high visibility and traffic. These areas create an impression or image of Auburn. It is therefore particularly important to ensure that they are attractive and well maintained. Examples include Auburn Way South and associated major highway on- and off-ramps.
- Land use activities that warrant joint planning between the city and owner/operator. In addition to developing approaches and strategies for the land use activity, there may be additional emphasis on ensuring compatibility with surrounding land uses. Examples include Green River College, the Auburn Municipal Airport, and Emerald Downs Thoroughbred Horse Racetrack.
- Neighborhoods in which a resident and merchant live and conduct daily business and leisure. Neighborhoods may also be distinguished by physical setting, physical separations, and similarity over an area. Examples include downtown, Lea Hill, and Lakeland.
- Areas with a focused desire to create greater physical and economic cohesiveness. These may be large, planned developments or clusters. Examples include the Auburn North Business Area and Mt. Rainier Vista.
- Areas with an existing built environment or an existing regulatory framework that does not, in itself, meet the expectations of the seven values that underscore the Comprehensive Plan. Examples include the need for multimodal connections between West Hill and Lea Hill to north and downtown Auburn.

Designation Criteria

1. **Districts:** The geographic limit of districts and areas that make up this category of Special Planning Areas extends beyond an alignment with any particular street, trail, river, stream, or other linear corridor. Districts may contain other smaller Special Planning Areas, such as subareas. Additionally, districts are generally consistent with the geography of one of the eight “neighborhoods” identified in the 2014 City of Auburn Community Vision Report. Generally speaking, districts are identified for the purpose of creating identity. This means that the land use designations and overarching policies and implementing regulations are not going to change from one district to the next. Instead, Districts are important for event planning, establishing park and open space level-of-service standards, and promoting community identity.

   Districts (see Map 1.4)

   - West Hill

- North Auburn
- Lea Hill
- Downtown
- South Auburn
- Plateau
- Lakeland
- Southeast Auburn

2. **Subareas:** Subareas are smaller in geography than a district. Though relatively large, multiple subareas may be located within a single district. Subareas allow for the refinement and recognition of existing unique characteristics within a district. Subareas are intended to anticipate, support, and guide long-term growth and redevelopment through planned development and a unique vision for how that area should look and function in the future. It can also be used to provide flexibility when there is uncertainty regarding how an area may be most appropriately developed in the future.
3. Twenty-eight (28) subareas currently exist. These subareas are categorized into five different types of subareas:

- Identified Areas;
- Designated Areas;
- Economic Development Strategy Areas (a Designated Areas sub-category);
- Areas of Concern (another Designated Areas sub-category); and
- Adopted Areas.

Uses, intensities, and infrastructure development determined for each subarea or planned area through individual planning processes. Connectivity throughout the planned area, and connections to multimodal transportation opportunities outside of the planned area are also emphasized through the individual planning process. The result of each individual planning process is the adoption of Comprehensive Plan element or subarea plan for the particular subarea by the City Council. Each Plan element must be consistent with the general goals, objectives, and policies of the Comprehensive Plan, and once adopted, subarea plans are intended to guide the future development of each respectively adopted subarea.

2a. **Identified Areas:** Identified areas are identified as a subarea within the Comprehensive Plan, but have not been established on the Comprehensive Plan Map. Therefore, the specific and detailed boundaries of an identified subarea have

not been defined. Identification of a subarea within the Comprehensive Plan occurs by official action of the City Council.

Identified Areas

- Auburn Golf Course
- GSA/Boeing
- Green River College
- Mary Olsen Farm
- Les Gove Campus
- Emerald Downs
- Auburn High School

2b. **Designated Areas**: Designated Areas have been designated on the Comprehensive Plan Map, which defines the specific and detailed boundaries of the area. Designation of an area on the Comprehensive Plan Map occurs by official action of the Auburn City Council. It is intended that future development of these areas will be guided by individual Plan element or subarea plan of the Comprehensive Plan. The future subarea plan will either supplement existing goals, policies, and implement strategies, or replace existing Comprehensive Plan designations and policies for the area within the specific and detailed boundary.

Designated Areas (see Map 1.6):

- Auburn Municipal Airport
- BNSF Rail Yard
- Stuck River Road
- Mount Rainier Vista
- Lakeview

2b(1). Designated Areas - Areas of Concern: Areas of Concern are a specific type (or subcategory) of the designated area. Areas of Concern are established because they represent an area that features a lack in the infrastructure and services (e.g. municipal water and sewer service, urban roads, traffic demand, and storm water management) necessary to support increase in density or other development. These areas require a close assessment of and an emphasis on infrastructure development and planning to support further development. While this Plan may not fully represent the intensity of uses that could ultimately be supported in these areas (in part due to the current weakness of the City's infrastructure to support future growth). Development intensification within the Area of Concern needs to be coordinated with the necessary infrastructure and services to support growth.

Designated Areas - Areas of Concern (see Map 1.6):

- AWS/Auburn Black Diamond Rd.
- Pike Street NE
- 8th Street NE

2b (2). Designated Areas - Economic Development Strategy Areas: The Economic Development Strategy Areas are a specific type (or subcategory) of designated area. In 2005, City Council adopted six Economic Development Strategy Areas under Resolution No. 3944. These areas, initially identified by a focus group of diverse business and community interests, are targeted for population and employment growth within the planning horizon of the City's 20-year growth target (204431). By 2012, the City Council added three additional economic development strategy areas, bringing the total to nine (9) strategy areas.

During the City's 2015 update of the Comprehensive Plan the list of economic development strategy areas reflects current conditions and status of these areas. As such, two of the original six economic development strategy areas were removed from the list. The Urban Center, one of the original six development strategy areas, was removed as it is no longer a designated area. The Urban Center, also known as "Downtown Auburn" or the "Downtown Urban Center" is an adopted area (since 2001) and features its own subarea plan. The Auburn Environmental Park (AEP)/Green Zone has also been removed as an economic development strategy area. The AEP/Green Zone economic development strategy area was previously zoned EP, Environmental Park Zone. The intent of this zone was to encourage economic development in the form of medical, biotech and "green" technologies including energy conservation, engineering, water quality and similar uses. Through Ordinance No. 6660 City Council rezoned the AEP/Green Zone from EP, Environmental Park Zone to M-1, Light Industrial, hereby effectively removing the need to designate the AEP/Green Zone as a specific economic development strategy area.

The current economic development strategy areas are included below. The boundaries of the economic development strategy areas are incorporated as designated sub-areas "Designated Areas – Special Planning Areas" map of the Land Use Element.

Designated Areas -Economic Development Strategy Areas (see Map 1.6)

- A St SE (corridor)
- Auburn Way South (AWS) Corridor
- Auburn Way North (AWN) Corridor
- M St SE (between AWN and AWS)
- SE 312th/124th Ave

- NW Manufacturing Village
- 15th St SW/West Valley Hwy N

2c. Adopted Areas: Adopted Areas include an Adopted Subarea Plan incorporated into the Comprehensive Plan that establishes the purpose of its designation, goals and policies, and implementation strategies. Adoption of a subarea plan occurs by official action of the City Council. As an adopted document of the Comprehensive Plan, the subarea Plans are subject to a review, and if necessary, revision to address changes in conditions, issues, or even characteristics of the planned areas. The review and revision of the Subarea Plan will also include the review and, if necessary, a revision of zoning regulations and architectural design standards.

Adopted Areas (see Map 1.7)

- Downtown (Ordinance No. 5549)
- Auburn Adventist Academy (Resolution No. 2254)
- Auburn North Business Area (Resolution No. 2283)
- Lakeland Hills (Resolution No. 1851)
- Lake Hills South (County H.E. Case Z15/UP70)
- Northeast Auburn (Ordinance N. 6183)

3. Impression Corridors: Impression corridors are aligned with a particular street, trail, river, stream, or specific linear corridor. Some corridors may be part of a subarea, in which case the Impression Corridor policies are additive to a subarea plan. Impression corridors enhance the areas in which residents, businesses, and visitors move throughout the city. The benefit of an impression corridor is two-fold: residents know that the city is invested in the aesthetic of main thoroughfares and businesses can build off of the design and aesthetic provided by the impression corridor. Improvements or modification to impression corridors consist of aesthetic signage, landscaping, and monument features, and the rehabilitation or removal of existing buildings and property. Impression Corridor boundaries and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to the impression corridors that are a part of a subarea. Priority impression corridors are the thoroughfares in which residents, businesses, visitors move throughout a specific subarea. The priority impression corridors are italicized below.

Impression Corridors (see Map 1.8)

- *Auburn Way North*
- *Auburn Way South*
- *Auburn Black Diamond Road*

- *A Street SE/Auburn Avenue*
- *C Street SW*
- *Division Street*
- *M Street/Harvey Road*
- *Main Street*
- *8th Street NE*
- *15th Street SW*
- *West Valley Highway*
- *15th Street NW/NE*
- 132nd Ave SE
- SE 320th Street
- SE 312th Street
- SE 304th Street
- R Street
- Lake Tapps Pkwy SE
- Green River Road
- 37th Street NW
- S 277th Street
- Interurban Trail
- Green River
- White River
- Mill Creek

4. Gateways: Gateways are specific places, intersections, or blocks within the city. These essential locations are established because they constitute the first impression into of Auburn. Gateways are intended to create a "welcome" into distinct areas of the city or into the city itself. They are therefore highly important to plan, construct, maintain, and enhance their appearance and function. Gateway locations and policies are formally designated by adoption of the Comprehensive Plan. Priority is given to those gateways that are along a priority impression corridor. Priority

gateways function as an entrance to an impression corridor. The priority gateways are italicized below.

Gateways (see Map 1.9)

- *Auburn Way North and Auburn Avenue (where the roads converge)*
- *East Main Street and M Street NE/ SE (at the intersection)*
- *Auburn Way South and 4th Street SE*
- *Auburn Way S and 6th Street SE*
- *West Main Street between C Street NW and B Street NW*
- All roads with an entry into the city
- Hwy 167 Off Ramps
- SR 18 Off Ramps

Implementing Zoning Designations

A. Planned Unit Development (PUD) Master Plans

Special Plan Area Policies

District Policies.

LU-140 Through regulation, capital investment, and community planning, identify, promote and market district identity.

Subarea Policies.

LU-141 Each subarea will contain its own vision, goals, policies and strategies.

LU-142 BNSF Rail Yard - This approximately 150-acre Special Planning Area is located in the south-central portion of the city and surrounded by SR-18 to the North, Ellingson Road to the South, C Street SW to the west and A Street SE to the East. The Special Planning Area should consider both sides of C Street and A Street. Consideration should be given to:

- The needs of Burlington Northern.
- Providing pedestrian, bicycle and vehicular access across the site to connect the southeast and southwest sides of the city.
- Providing a more visually appealing “entry corridor” into the city from the south along A and C Streets.

- Allowing for a mix of uses including single and multifamily development and commercial and industrial uses where appropriate.

LU-143 Stuck River Road - A portion of the Stuck River Road Special Planning Area is currently the site of a large sand and gravel mining operation. This area and other adjacent land comprising a total of approximately 664 acres has been designated as a long-term resource area (mineral resource area), so development of the Special Area Plan for this area should be a low priority as mining is expected to continue on this site for as long as 30 years. The land uses for the Stuck River Road Special Planning Area will be determined through the subarea planning process and the City Council's adoption of the subarea plan. Potential land uses applied through the subarea planning process could include single-family residential, multi-family residential, commercial, institutional, and recreational. Some light industrial uses may be appropriate for consideration and designation through the subarea planning process if the uses are "industrial or business park" in character, conducted entirely within an enclosed building, and exhibit a high degree of performance standards and are non-nuisance in nature and if appropriately limited in extent and location. A mix of housing types ranging from single family residential to multi-family residential is appropriate for this planning area. The subarea plan should be adopted taking into consideration the period during which mining is expected and the intent of the ultimate development of the area. An active permit has been processed by the city with respect to the mining activity on a portion (approximately 664 acres) of the mineral extraction operation. The permit process should continue, however, any permit for mining in the mineral resource area should be granted for the life of the resource, with reviews conducted periodically (every five years) to determine whether changes in the originally proposed mineral extraction operation have arisen and give rise to the need for additional or revised permit conditions to address the new impacts (if any) of any such changes. Any permit applications for additional acreage within the mineral resource area shall be processed by the City.

Development of this area should not occur until adequate public facilities are available to support the development consistent with City concurrency policy.

The City recognizes the potential for expanding the Stuck River Road Special Planning Area to include additional land east of Kersey Way and north of the Covington-Chehalis power line easement and will consider a proposal by all affected property owners. If the area is expanded, the number of non-multiple family, non-manufactured home park dwellings units may be increased proportionate to the increase in acreage. Any such proposal shall specifically apportion the types and quantities of development to occur within each separate ownership.

LU-144 Lakeview - The Lakeview subarea is currently the site of two independent sand and gravel mining operations. While mining activity continues in the eastern operation, indications in 1995 are that the western operation has ceased. Activity in the western portion is now limited to a concrete batch plant and future site reclamation. Following reclamation, the area should be developed as a primarily single-family residential neighborhood of low to moderate urban density. A planned development

would be particularly appropriate for this approximately 235-acre site. The permitted development density of the site will depend heavily upon the ability of the transportation system near the site to handle the new uses. Consideration shall be given to the environmental, recreational and amenity value of White Lake, the historical and cultural significance, as well as tribal ownership and jurisdiction of the Muckleshoot Tribe in the development of the Lakeview Plan element. Permit applications have been accepted and are currently being processed by the city with respect to the mining activity in the eastern portion of the area. The permit process should continue, however, any permit for continued mining in this portion of the area should be limited to 10 years to encourage completion of the mining, and subsequent reclamation by the property owner in preparation for development. The Lakeview Plan element should be adopted prior to the City's acceptance or processing of any other permit applications for the mining operation in the Lakeview Special Planning Area. The environmental information and analysis included in the Final Environmental Impact Statement for Lakeview (November 1980), shall be considered in the development of the Lakeview Plan element. While heavy commercial or industrial uses would not be appropriate as permanent uses of this area, conversion of the area now zoned for heavy industry to office commercial (or similar) uses would be appropriate.

LU-145 Mt. Rainier Vista - This 145-acre subarea is located south of Coal Creek Springs Watershed. Overall development of the Mt. Rainier Vista subarea plan shall be consistent with the following conditions:

1. Primary consideration in the use and development of the property shall be given to protection of Coal Creek Springs' water quality. Development types, patterns and standards determined to pose a substantial risk to the public water source shall not be allowed.

2. The maximum number of dwelling units will be determined as part of any sub-area plan process. Dwelling units shall be located within portions of the property where development poses the least risk of contamination for Coal Creek Springs. Lands upon which any level of development would have a high risk for contaminating the water supply shall not be developed, but would be retained as open space. The development pattern shall provide for a logical transition between areas designated for rural uses and those designated for single family residential use. All dwelling units shall be served by municipal water and sanitary sewer service, and urban roads. If 53rd Street S.E. is the major access to serve the Special Planning Area, the developer will be responsible for developing the street to urban standards, from the property owners' eastern property line that abuts 53rd Street, west to the intersection of 53rd and Kersey Way.

3. Percolation type storm sewer disposal systems shall not be permitted. All surface water drainage shall be conveyed consistent with the City's current storm drainage standards. Treatment of stormwater shall occur prior to its discharge to any surface water body, consistent with standard public works or other requirements in general effect at the time of development.

4. The site shall be zoned temporarily, at one unit per four acres, until the sub-area plan is completed, and the long-term urban zoning determined.

5. The Mt. Rainier Vista special planning area boundary may be modified through the development of the subarea plan.

6. The Mt. Rainier Vista and Stuck River Road Special Planning Areas shall be coordinated subarea plans.

Designated Areas - Areas of Concern Policies

LU-146 AWS/Auburn Black Diamond Rd – The area between Auburn-Black Diamond Road and the Burlington Northern Railroad currently lacks urban facilities necessary to support urban development. Major development proposals shall be carefully assessed under SEPA to ensure that the development can be supported by the available facilities. Once property owners are able to demonstrate to the City that they can provide urban services (municipal water and sewer service, urban roads and storm water management) necessary to support the intensity of development proposed within the entire area, the Plan designation and zoning for this area should be changed to an urban residential or commercial classification. The appropriate classification(s) shall be determined after a review of the development proposal and the pertinent Comprehensive Plan policies.

LU-147 Pike Street NE – The area located north of 8th NE, east of Harvey Road, and south of 22nd NE is inadequately served by residential arterials. No increase in density or other development which would increase traffic demand in this area should be approved.

LU-148 8th Street NE – The areas paralleling 8th Street NE located between Auburn Way and M Street are designated for multiple family residential while 8th Street NE is designated as a minor arterial. However, the road is not currently constructed to this standard and is not able to support current traffic demand adequately. The Plan designation would greatly increase traffic volumes. Implementation of the Plan designations should not occur until 8th Street NE is constructed to the adequate arterial standard and water service is upgraded. Up zones should not be granted from current zoning until these stems are upgraded or guaranteed.

Designated Areas - Economic Development Strategy Areas Policies

LU-149 The City should adopt a formal subarea plan for each of the seven economic development strategy areas (listed below) as an element of the Comprehensive Plan. Each economic development strategy area subarea plan should identify the uses, intensities, and infrastructure development necessary to support the types of business and activities that are most consistent with community aspirations. Each subarea plan should address and include policies regarding the expected level of housing density (or residential growth targets) and employment growth targets.

- Auburn Way South Corridor
- Auburn Way North Corridor
- NW Auburn Manufacturing Village
- 15th St. SW/C St. SW/W Valley Hwy. N
- A St. SE
- SE 312th St. /124th Ave SE

- M St. SE between Auburn Way N and Auburn Way S

Adopted Areas Policies

LU-150 Adoption or revision of a subarea plan will be treated as a comprehensive plan amendment and will comply with the Growth Management Act, Countywide planning policies, Vision 20 50, and the Core Comprehensive Plan.

LU-151 Adventist Academy - Adopted under Resolution No. 2254 on November 14, 1991. The Auburn Adventist Academy is Special Planning Area (Adopted Area) is a multi-use campus operated by the Western Washington Conference of Seventh-Day Adventists. The Campus plays a large role in the Western Washington Conference of Seventh- Day Adventists' private elementary and secondary education system in Washington and hosts many community events as well as an annual regional camp meeting for Adventists from Washington and around the world. The Campus previously housed Harris Pine Mill, a furniture manufacturer, for many years. The Mill provided financial benefit to the Academy's budget and provided employment opportunities, learning experiences, and vocational education for Academy students. The Academy continues to include in its plan industrial uses that support the mission of the school financially. The reuse of existing mill buildings and redevelopment of buildings lost to a fire in 1989 are the focal points of the current industrial development. In addition to institutional and industrial uses, the Academy also operates a landing strip and associated aircraft hangars for student aviation and flight training. A single-family subdivision is located to the south of the airstrip. In addition to these uses, the Academy wishes to allow development of uses such a multi-family and senior housing and assisted living and memory care which will generate perpetual revenue through a long-term land lease on a portion of the Campus lying generally north of Auburn Way South and south of 32nd Street S.E. that will directly aid its mission. The financial benefit from these uses will allow funding an endowment, subsidize student tuition, provide financial aid for students needing tuition assistance, for new educational programs, for additional faculty, facility maintenance and upgrades, and other needs. The plan focuses on provides predictability to planning, zoning, subdivision, and development decisions within the Special Planning Area (Adopted Area) made by the city.

LU-152 Auburn North Business Area - Adopted under Resolution No. 2283 on March 2, 1992. The Auburn North Business Area Special Planning Area Plan was the result of a comprehensive planning study due to increased development pressure north of the Central Business District. Since the Central Business District, which contains Downtown, the core of Auburn, is adjacent to these areas, future development in this area is crucial. A comprehensive and cohesive direction was also needed based on increased development proposals and rezone requests. In addition to development concerns, many of the considerable undeveloped parcels contain

wetlands. All of these factors made development controls beyond zoning and development regulations advisable.

LU-153 Lakeland Hills - Adopted under Resolution No. 1851 on April 18, 1988. Lakeland Hills area lies between the Stuck River and the southern City limits of Auburn in the most southwestern part of the city. The area consists of planned residential and commercial subdivisions, and is predominately residential in nature, offering a range of housing types, including single family and multi-family dwellings. The Lakeland Hills Plan was intended to provide long-term predictability to both the city and potential developers. As a planned community, development and design must be consistent with the policy guidance of the Lakeland Hills Plan.

LU-154 Lakeland Hills South - Approved under Pierce County Hearing Examiner Case Z15/UP70.Lakeland Hills South lies south of the Lakeland Hills special plan area and is the most southwestern part of the city. The area is predominately residential, allowing for a range of housing types, with commercial uses, including Lakeland Town Center, in the center. Nonresidential uses, including civic, religious, and municipal services are allowed throughout the area through an Administrative Use Permit. Unlike Lakeland Hills, Lakeland Hills South was accepted into Auburn was a Planned Unit Development (PUD). The Lakeland Hills PUD, originally the Lakeland Hills South Planned Development District (PDD), was approved under Pierce County Hearing Examiner Case no Z15-UP70 in 1990. Lakeland Hills South PUD is intended to provide enhanced flexibility to develop a site through innovative and alternative development standards. As a PUD, specific development and design standards are prescribed.

LU-155 Auburn Downtown Plan (Downtown Urban Center) – Adopted under Ordinance No. 5549 on May 21, 2001. Downtown Auburn is the business, governmental, and cultural hub of Auburn, its physical and cultural heart. Many stores, restaurants, service providers, and small offices are well-represented throughout this district. Downtown hosts many community events and activities, such as the weekly Auburn International Farmers Market in the summer, Soundbites! Concert Series (in the City Hall Plaza) and the Veterans Day Parade. Downtown features public art that includes temporary installations such as Pianos on Parade and a permanent outdoor Downtown Sculpture Gallery with rotating pieces. This dynamism is possible because the district is a collection of uses that coexist in close proximity to one another. Due to the value, importance, and complexity of this district, The Auburn Downtown Plan identified four general needs to be addressed by the plan:

- Update of the existing plan in order to continue Downtown revitalization
- Concern over the reopening of Stampede Pass
- Multiple large projects proposed for Downtown
- Scarce private investment

In conjunction with project-based items, a regulatory element that emerged from the goals of the Auburn Downtown Plan was the Downtown Urban Center (DUC) zoning district, which was established in 2007. While the DUC zoning district is intended specifically to address the needs of downtown, though the implementation of policies identified by the Downtown Auburn Plan, many challenges related to public and private investment, development, and strategic planning have yet to be addressed as downtown has evolved.

The Auburn Downtown Plan is in the process of being updated and is expected to be considered for adoption in 2025, after this Periodic Comprehensive Plan update is adopted in 2024. The DUC zoning districts and DUC boundaries found in the Comprehensive Plan Land Use Map, related Zoning Map, and Implementing Zones is consistent with direction in the updated Auburn Downtown Plan.

LU-156 Northeast Auburn Special Plan Area – Adopted under Ordinance No. 6183 on June 5, 2008. The Plan was prepared in fulfillment of the policies included in the Comprehensive Plan for the area between Auburn Way North and the Green River, south of 277th Street (52nd Street NE) and north of approximately 37th Street NE in the City of Auburn (Map No. 14.2). The planning area was narrowed to an area covering approximately 120 acres, north of 45th Street NW and between Auburn Way North and the existing I Street NE right-of-way. The Northeast Auburn/ Robertson Properties Special Area Plan focuses on proposed develop of the Auburn Gateway project area, a 60-acre group of properties owned or under consideration for purchase by Robertson Properties Group, owners of the Valley 6 Drive-In Theater. The plan calls for a mix of office, retail, and multifamily development under a new zoning designation (C-AG Auburn Gateway) for the central portion of this planning area, created to accommodate mixed use development. The plan calls for phased development in coordination with the provision of new roads, stormwater and other utilities, and flood management measures.

Impression Corridor Policies.

LU-157 Create specific plans for each identified corridor, outlining development policies and regulations, necessary capital improvements, and implementation strategies. In the absence of any specific corridor plans, this section contains general policies that are to be applied within designated impression corridors.

LU-158 Coordinate corridor planning, design, construction, and maintenance with other agencies, such as BNSF, the Muckleshoot Indian Reservation, and the Washington State Department of Transportation. Where one agency may more effectively manage the corridor, management or ownership consolidation is appropriate.

LU-159 Promote the elimination or renovation of existing derelict or unmaintained structures, signs, fences, and properties along impression corridors through regulatory or enforcement mechanisms.

LU-160 Work with private and public property owners to educate, create incentives, and enforce regulations that are intended to improve the overall appearance of identified corridors.

LU-161 Emphasize the design, orientation, construction materials, landscaping, and site layout for development proposals of new and existing buildings along impression corridors. New construction and the renovation of existing buildings create important opportunities for enhancing the appearance of impression corridors.

LU-162 Establish regulations that ensure coordinated, attractive commercial signage is of an appropriate size and quantity. Signage regulations along these corridors may be different than those in other areas.

LU-163 Take advantage of opportunities to provide informational signs, wayfinding signs, and traffic control signs that are attractive, useful, and integrated into a larger citywide signage plan or policy.

LU-164 Outdoor storage of materials, inventory, and other goods and off-street surface parking should be located at the rear of the property. If outdoor storage cannot be located in the rear of the property, then it should be screened from view from adjacent rights-of-way.

LU-165 Design, construct, and enhance impression corridors to accommodate multimodal uses.

LU-166 Design and construct vehicular access points in a manner that consolidates access points serving multiple uses.

LU-167 Signage, landscaping, and monument features should be used to establish prominent access points.

LU-168 Discourage aerial utilities.

LU-169 Invest in impression corridors by acquiring rights-of-way, constructing and widening sidewalks, installing landscaping, building center medians, constructing parklets, providing street furniture, and constructing other improvements.

Gateway Policies

LU-170 Prioritize by ranking all gateways and develop potential opportunities and designs for each location.

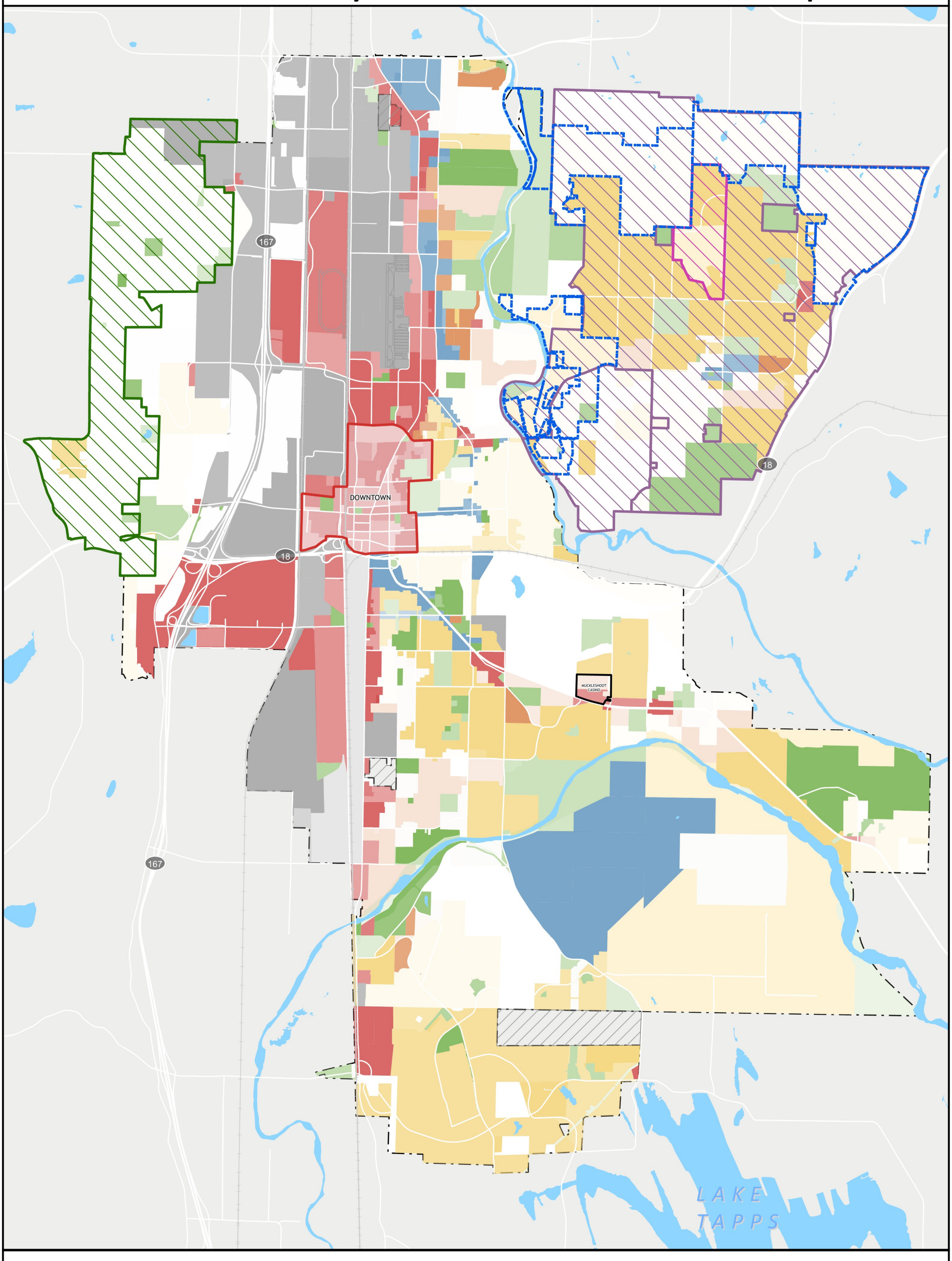
LU-171 Develop land use regulations that incorporate gateway priorities and concepts into private development proposals that are located at identified gateways.

LU-172 Coordinate with the Washington State Department of Transportation to understand options and implement actions at gateway location. Many of the gateway locations are within the WSDOT right-of-way.

LU-173 Develop design layouts for gateway locations. Designs will identify key areas that greet residents and visitors as they enter the city or downtown center, opportunities for signage and monument features, and landscaping.

LU-174 Maintain established gateways.

Draft 2024 City of Auburn Land Use Map



- COMMERCIAL
- DOWNTOWN URBAN CENTER
- NEIGHBORHOOD RESIDENTIAL ONE
- NEIGHBORHOOD RESIDENTIAL TWO
- NEIGHBORHOOD RESIDENTIAL THREE
- OPEN SPACE
- PUBLIC/QUASI-PUBLIC
- MIXED USE
- INDUSTRIAL
- RESIDENTIAL CONSERVANCY
- Downtown Urban Center
- Potential Annexation Areas
- Urban Separators Overlay
- West Hill Overlay (Ordinance: 6122)
- Bridges Overlay (Ordinance: 6922)
- Lea Hill Overlay (Ordinance: 5346 & 6121)

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MILES

Printed On: 3/20/2024
Map ID: 1142

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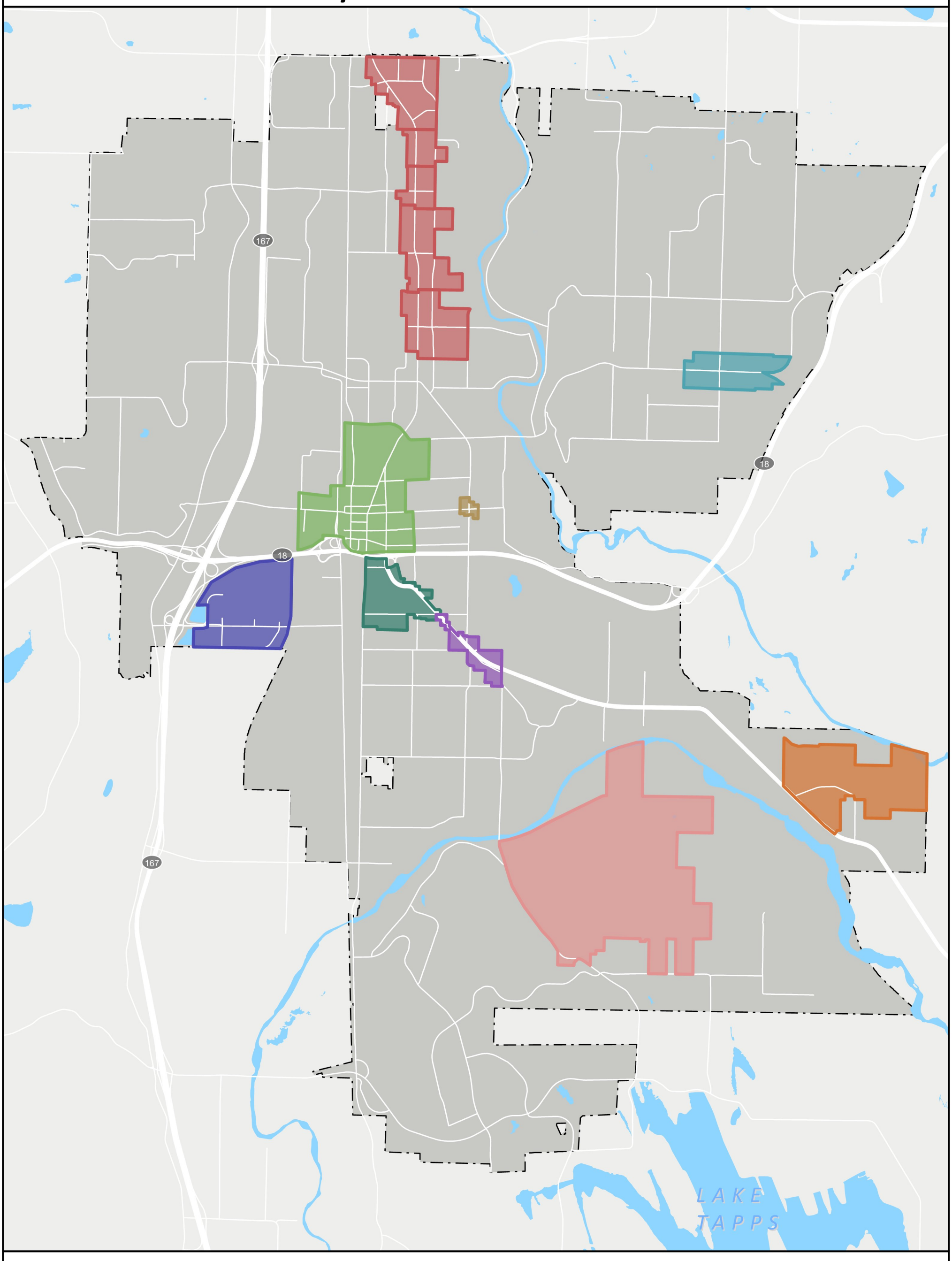
Draft 2024 City of Auburn Growth Centers



- Downtown Urban Center
- South Downtown
- Lea Hill
- Outlet Collection
- Auburn Way S
- Stuck River Road Subarea
- I Street Corridor
- Academy
- M Street/ E Main

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Miles

Printed On: 3/8/2024

Map ID:

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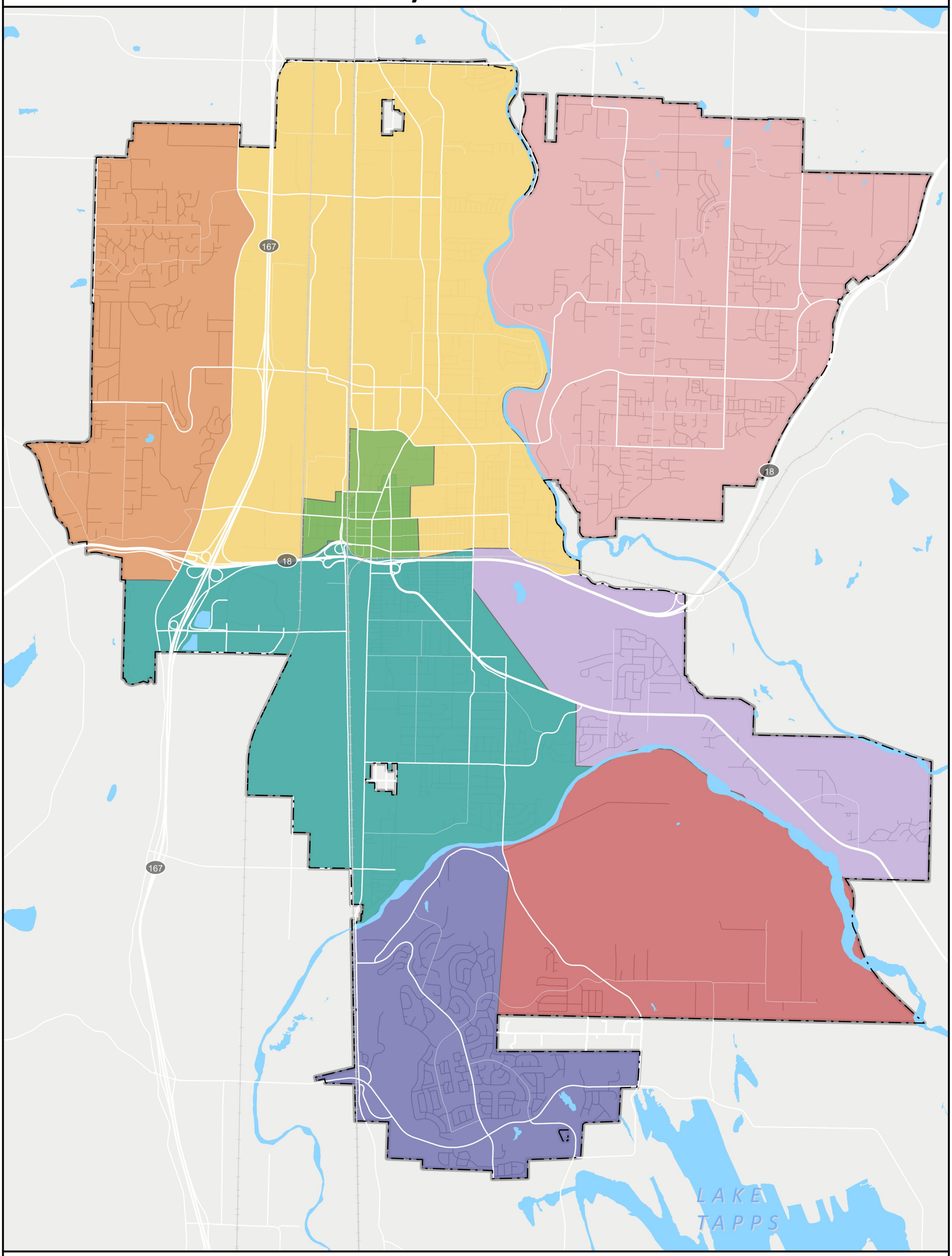
Draft 2024 City of Auburn Districts



- DOWNTOWN URBAN CENTER
- LEA HILL
- NORTH AUBURN
- PLATEAU
- SOUTH AUBURN
- WEST HILL
- LAKELAND HILLS
- SOUTHEAST AUBURN

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MILES

Printed On: 3/8/2024
Map ID: 6094

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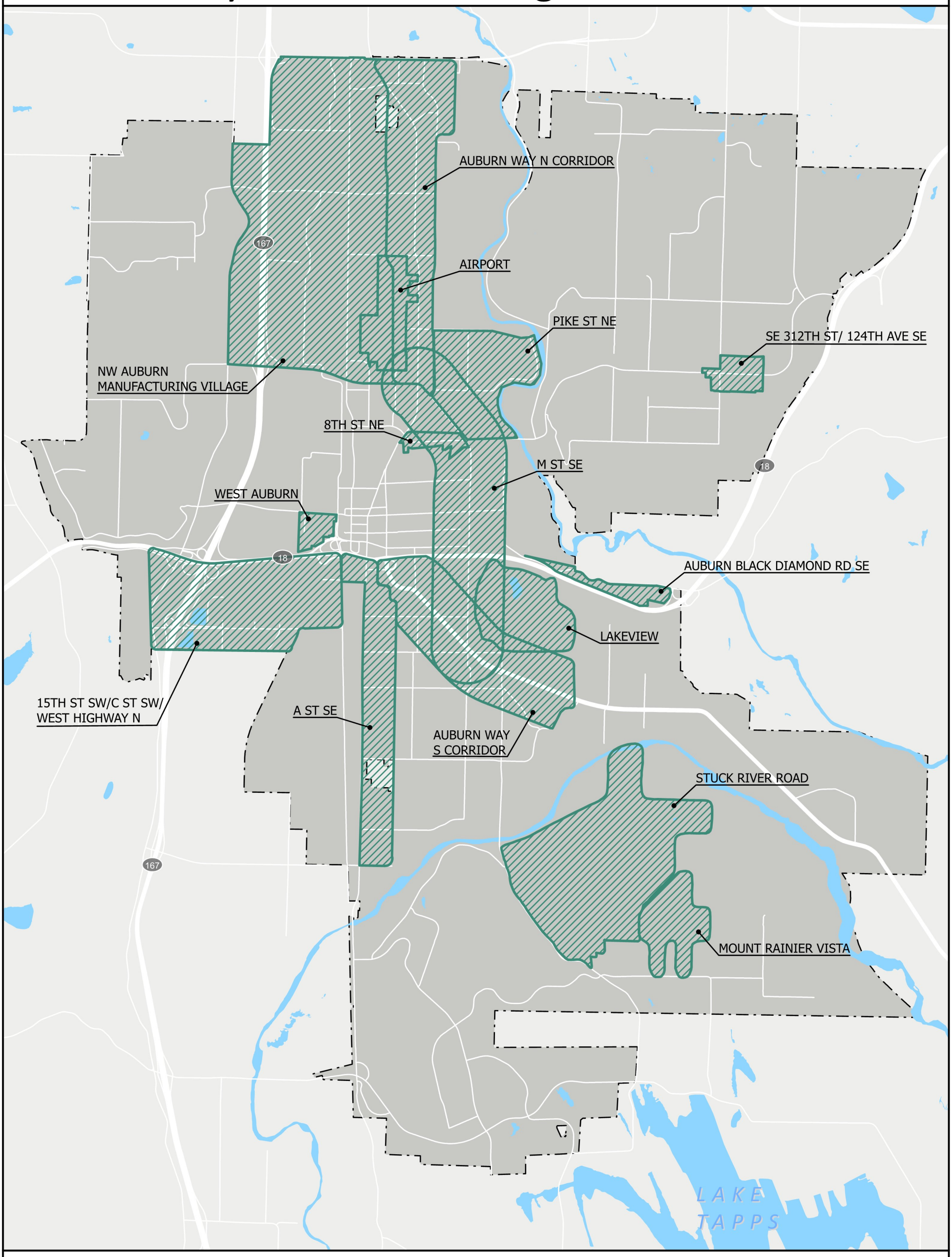
City of Auburn Designated Areas



Designated Areas

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Map ID: 6061

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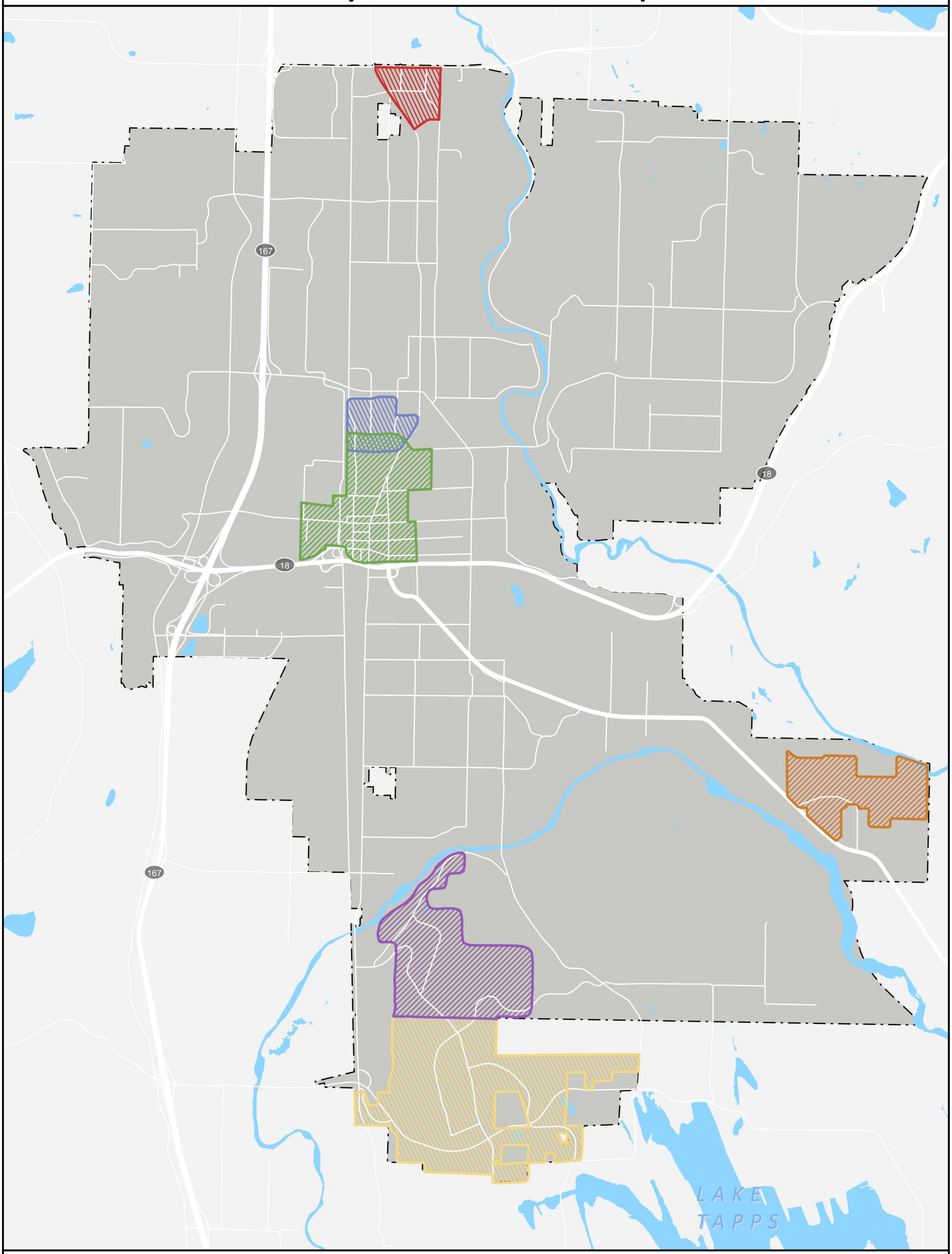
Draft 2024 City of Auburn Adopted Areas



ACADEMY

AUBURN NORTH BUSINESS AREA

DOWNTOWN URBAN CENTER

LAKELAND HILL SOUTH

LAKELAND HILLS

NORTHEAST AUBURN

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MILES

Printed On: 3/8/2024
Map ID: 6093

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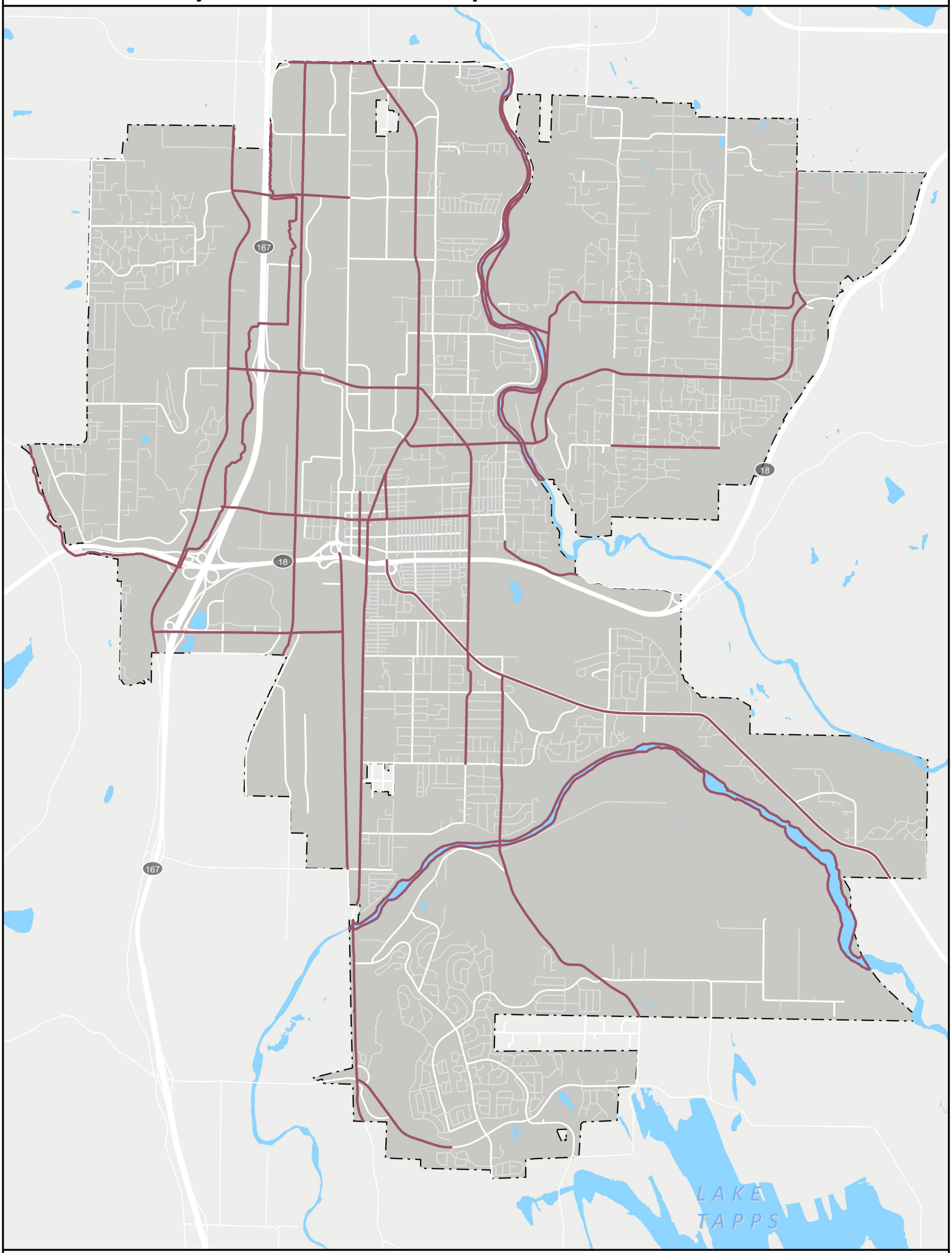
City of Auburn Impression Corridors



Impression Corridors

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MILES

Printed On: 3/8/2024
Map ID: 6070

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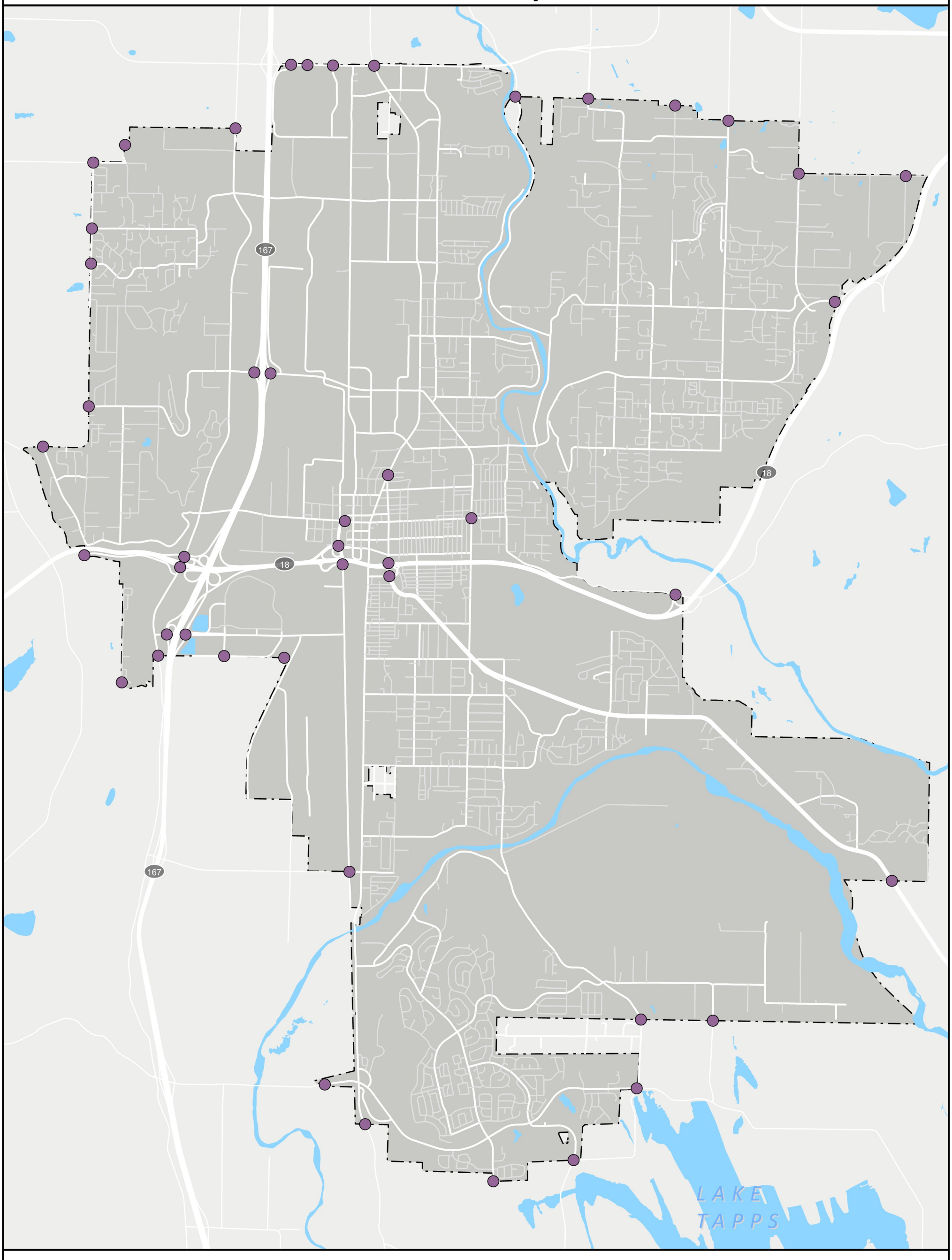
Gateways



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MILES

Gateways

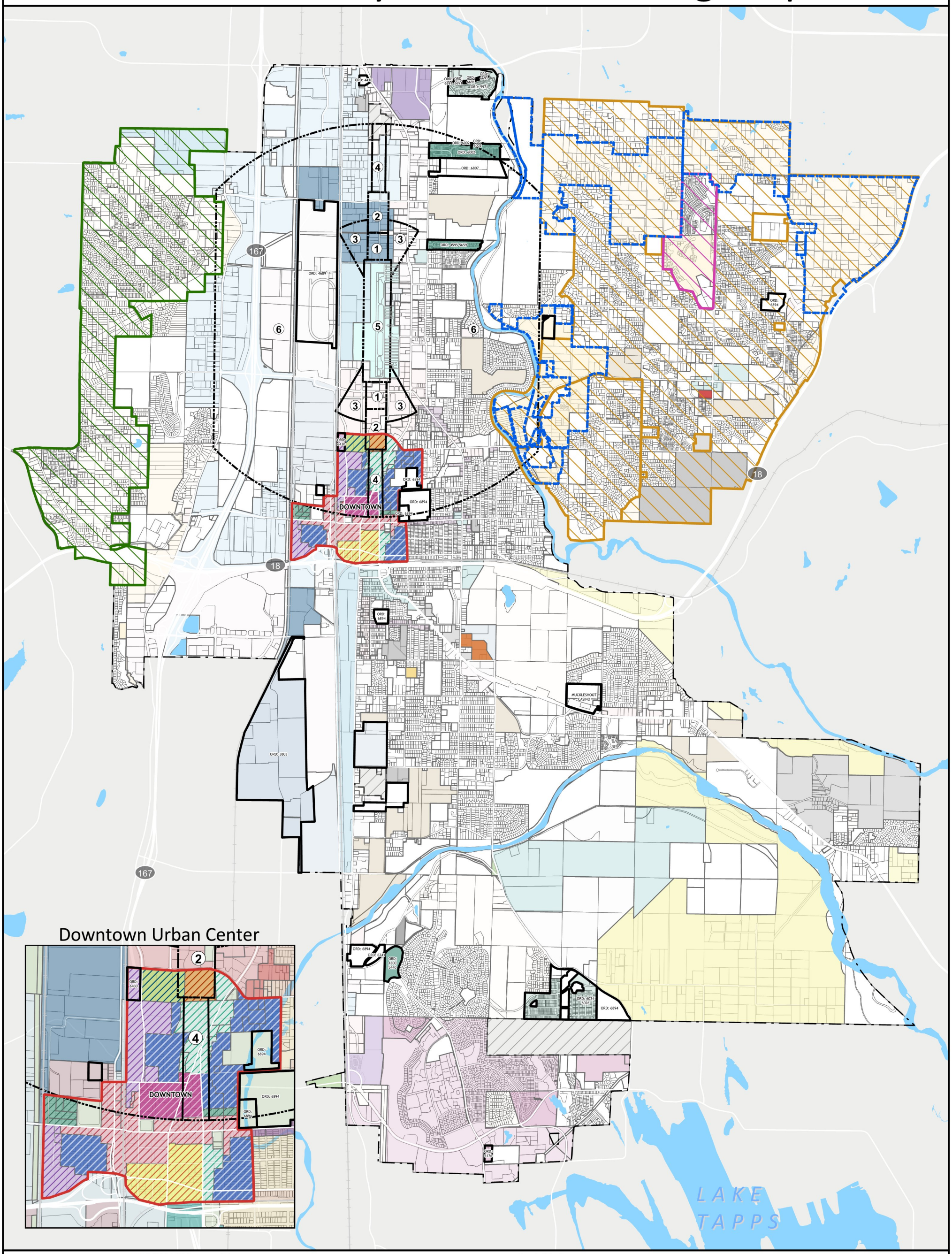
Printed On: 3/8/2024
Map ID: 6092

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Existing Zoning District	Proposed Zoning	Existing Land Use	Proposed Land Use	Description of Proposed Uses and Changes
RC RESIDENTIAL CONSERVANCY	**RC RESIDENTIAL CONSERVANCY**	Residential Conservancy	**Residential Conservancy**	Allow for Middle Housing and ADUs, development regulations apply
R1 - RESIDENTIAL 1 DU/ACRE	**R1 - RESIDENTIAL 1 DU/ACRE**	Single Family	**Neighborhood Residential One**	Allow for Middle Housing and ADUs, development regulations apply
R-5, R-7	**R2 - Residential Low**	Single Family	**Neighborhood Residential Two**	SF, Townhouse, Duplex, Triplex, Fourplex, Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs
R-10, R-16	**R3 - Residential Moderate**	Moderate Density Residential	**Neighborhood Residential Two**	R2 (No SF)+ Fiveplex, Sixplex, Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units, ADUs
R-20	**R4 - Residential High**	Multiple-Family	**Neighborhood Residential Three**	R3 + Apartment Buildings and Mixed-Use over 20 units, ADUs
N/A	**R-NM NEIGHBORHOOD MIXED-USE**	N/A	**Mixed-Use**	R4 and C1 Uses + Mixed-Use (horizontal or vertical) Emphasis
R-MHC RESIDENTIAL MANUFACTURED/MOBILE HOME COMMUNITY (18.09)	**R-MHC RESIDENTIAL MANUFACTURED/MOBILE HOME COMMUNITY (18.09)**	Multiple-Family	**Neighborhood Residential Three**	No change
RO - Residential Office	**RF - FLEX-RESIDENTIAL**	Varies	**Mixed-Use**	Smaller-scale R-NM with emphasis on conversion of existing structure, middle housing not to exceed two stories. No new SF.
C-1 LIGHT COMMERCIAL	**C-1 LIGHT COMMERCIAL**	Light Commercial	**Commercial**	Generally consistent with existing, zoning use tables to be updated
C-3 Heavy Commercial	**C-2 HEAVY COMMERCIAL**	Heavy Commercial	**Commercial**	Generally consistent with existing, zoning use tables to be updated
C-4 Mixed-use	**C-AG - AUBURN GATEWAY**	Heavy Commercial	**Mixed-Use**	North Auburn Subarea Land Use and Zoning
M-1 LIGHT INDUSTRIAL	**M-1 LIGHT INDUSTRIAL**	Light Commercial	**Industrial**	Generally consistent with existing, zoning use tables to be updated
M-2 HEAVY INDUSTRIAL	**M-2 HEAVY INDUSTRIAL**	Heavy Commercial	**Industrial**	Generally consistent with existing, zoning use tables to be updated
LF - Airport Landing Field	**LF - Airport Landing Field**	Public/Quasi-Public	**Industrial**	No change
P-1 PUBLIC USE	**P-1 PUBLIC USE**	Public/Quasi-Public	**Public/Quasi-Public**	Public schools, public recreational spaces, police stations, fire stations, cemeteries
I - INSTITUTIONAL	**I - INSTITUTIONAL**	Public/Quasi-Public	**Public/Quasi-Public**	Private schools, Green River College, large campus development

OS - OPEN SPACE	**OS - OPEN SPACE**	Open Space	**Open Space**	No change
Lakeland Hills PUD	**Lakeland Hills PUD**	Varies	**Neighborhood Residential Two**	No change
Planned Unit Development District	**Planned Unit Development District**	Varies	**Varies by Location**	No change
Terrace View District	**Terrace View District**	Varies	**Commercial**	No change
Unclassified District	**Unclassified District**	Varies	**Varies by Location**	No change
Downtown Urban Center	**DUC Downtown Urban Center - 125 District**	Downtown Urban Center	**Downtown Urban Center**	DUC up to 125' tall buildings where permitted
Downtown Urban Center	**DUC Downtown Urban Center - 75 District**	Downtown Urban Center	**Downtown Urban Center**	DUC up to 75' tall buildings where permitted
Downtown Urban Center	**DUC Downtown Urban Center - 55 District**	Downtown Urban Center	**Downtown Urban Center**	DUC up to 55' tall buildings where permitted
Downtown Urban Center	**DUC Neighborhood Residential District**	Downtown Urban Center	**Downtown Urban Center**	Closely related to R3 – Residential Moderate
Downtown Urban Center	**DUC Health and Wellness District**	Downtown Urban Center	**Downtown Urban Center**	Zoning for medical facilities downtown
Downtown Urban Center	**DUC Flex-Residential District**	Downtown Urban Center	**Downtown Urban Center**	RF with permitted specific industrial uses (craft workshops, breweries, coffee, etc.)
Downtown Urban Center	**DUC Light Commercial District**	Downtown Urban Center	**Downtown Urban Center**	C-1 but DUC Design Guidelines Apply
Downtown Urban Center	**DUC Heavy Commercial District**	Downtown Urban Center	**Downtown Urban Center**	C-2 but DUC Design Guidelines Apply
Downtown Urban Center	**DUC Light Industrial District**	Downtown Urban Center	**Downtown Urban Center**	M-1 but DUC Design Guidelines Apply

Draft 2024 City of Auburn Zoning Map



Downtown Urban Center
- DUC Downtown Urban Center - 125 District
- DUC Downtown Urban Center - 75 District
- DUC Downtown Urban Center - 55 District
- DUC Flex-Residential District
- DUC Health and Wellness District
- DUC Light Industrial District
- DUC Neighborhood Residential District
- DUC Light Commercial District
- DUC Heavy Commercial District

Zoning
- C-AG - AUBURN GATEWAY
- C-1 LIGHT COMMERCIAL
- C-2 HEAVY COMMERCIAL
- I - INSTITUTIONAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- LF - Airport Landing Field
- OS - OPEN SPACE
- P-1 PUBLIC USE
- PLANNED UNIT DEVELOPMENT DISTRICT
- R1 RESIDENTIAL 1 DU/ ACRE
- R2 - Residential Low
- R3 - Residential Moderate
- R4 - Residential High
- Lakeland Hills PUD
- R-MHC RESIDENTIAL MANUFACTURED/MOBILE HOME COMMUNITY
- R-NM NEIGHBORHOOD MIXED-USE
- RC RESIDENTIAL CONSERVANCY
- RF - Residential-Flex
- TERRACE VIEW DISTRICT
- UNCLASSIFIED USE DISTRICT
- Special Zoning Ordinances & Resolution
- Downtown Urban Center
- Potential Annexation Areas
- Urban Separators Overlay
- Lea Hill Overlay (Ordinance: 5346 & 6121)
- Bridges Overlay (Ordinance: 6922)
- West Hill Overlay (Ordinance: 6122)

Airport Overlays
- Runway Overlay Zone 1
- Inner Safety Zone 2
- Inner Turning Zone 3
- Outer Safety Zone 4
- Sideline Safety Zone 5
- Airport Operations Zone 6

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Printed On: 3/26/2024

Map ID: 1016

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AGENDA BILL APPROVAL FORM

Agenda Subject:
Housing Element (Steiner)

Date:
April 10, 2024

Department:
Community Development

Attachments:
Exhibit J - Housing Element Presentation
Exhibit K - Housing Element V3
Exhibit L - Housing Needs and Characteristics Assessment

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Exhibits.

Reviewed by Council Committees:

Councilmember:

Staff: Steiner

Meeting Date: April 16, 2024

Item Number: PH.2

CITY DEPARTMENTS

2024 COMPREHENSIVE PLAN – HOUSING ELEMENT

JOSH STEINER, AICP, SENIOR PLANNER
PLANNING COMMISSION SPECIAL MEETING
PUBLIC HEARING

APRIL 16, 2024

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Community Services • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Purpose and Scope of Comprehensive Plan Amendments

A. Plan for 12,000 new housing units by 2044
B. Incorporate Middle Housing (HB 1110)
C. Land Use and Zoning Updates
D. Unit-Lot Subdivision for Ownership
E. Mixed-Use in Growth Centers
F. Downtown Housing
G. Goals and Policies Updates

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

- **Growth Targets Driving Update**

- King County Countywide Planning Policies (March 2023) Identifies 2019-2044 housing targets (**12,000 net new residential units**, **19,520 net new jobs**)
- Pierce County Countywide Planning Policies (Ordinance 2023-22s) identifies 2020-2044 housing targets (**112 net new residential units**, **0 net new jobs**)
  - Note that original housing target was 96 units and was amended by Pierce County Council in June 2023

Accommodating this growth in central to Comprehensive Plan Update

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

Middle Housing Update

Overall density increases in residential zones

Basic Requirements

- Allow 6 of 9 Middle Housing types in all Residential Zones
- 4 units per lot minimum
- Up to 6 units per lot if near transit and/or with affordability requirement
- Development regulations apply

How it is Implemented

- Allow all 9 types in different zones
- Zoning Changes
- DUC Neighborhood Residential zone
- Plan for 6 units per lot in residential zones
- R-MHC Exclusion
- ADUs can satisfy MH requirements
- Development regulations updated so Middle Housing is more feasible
- “If it fits, it sits”

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

Townhome



2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Housing Element

Duplex



Core Changes to Housing Element

Triplex



Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Housing Element

Fourplex



Core Changes to Housing Element

Fiveplex



Source: Opticos Design

Core Changes to Housing Element

Stacked Flat



Source: Opticos Design

Core Changes to Housing Element

Courtyard Apartments

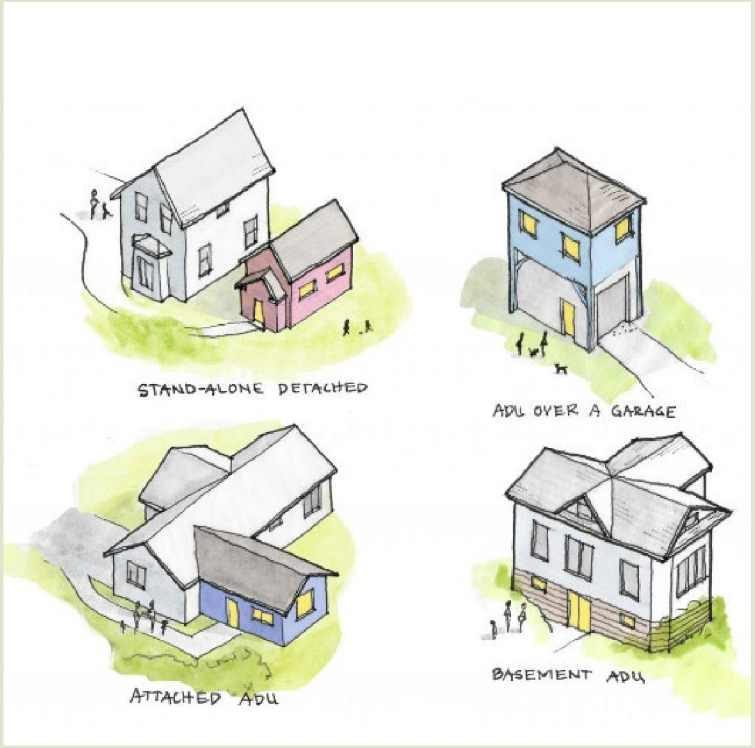


Source: Opticos Design

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

Accessory Dwelling Unit (attached or detached)



Source: Housing Solutions Network

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Housing Element

- **Land Use and Zoning Updates**

Overall density increases in residential zones

Residential Existing Zoning District	Proposed Zoning	Existing Land Use	Proposed Land Use	Description
RC RESIDENTIAL CONSERVANCY	RC RESIDENTIAL CONSERVANCY	Residential Conservancy	Residential Conservancy	Allow for Middle Housing
R1 - RESIDENTIAL 1 DU/ACRE	R1 - RESIDENTIAL 1 DU/ACRE	Single Family	Neighborhood Residential One	Allow for Middle Housing
R-5, R-7	R2 - Residential Low	Single Family	Neighborhood Residential Two	SF, Townhouse, Duplex, Triplex, Fourplex, Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs
R-10, R-16	R3 - Residential Moderate	Moderate Density Residential	Neighborhood Residential Two	R2 (No SF) + Fiveplex, Sixplex, Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units, ADUs
R-20	R4 - Residential High	Multiple-Family	Neighborhood Residential Three	R3 + Apartment Buildings and Mixed-Use over 20 units, ADUs
N/A	R-NM NEIGHBORHOOD MIXED-USE	N/A	Mixed-Use	R4 and C1 Uses + Mixed-Use (horizontal or vertical) Emphasis
RO - Residential Office	RF - RESIDENTIAL-FLEX	Varies	Mixed-Use	Smaller-scale R-NM with emphasis on conversion of existing structure, middle housing not to exceed two stories. No new SF.
Downtown Urban Center	DUC Downtown Urban Center - 125 District	Downtown Urban Center	Downtown Urban Center	DUC up to 125' talll buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 75 District	Downtown Urban Center	Downtown Urban Center	DUC up to 75' talll buildings where permitted
Downtown Urban Center	DUC Downtown Urban Center - 55 District	Downtown Urban Center	Downtown Urban Center	DUC up to 55' talll buildings where permitted
Downtown Urban Center	DUC Neighborhood Residential District	Downtown Urban Center	Downtown Urban Center	R-3
Downtown Urban Center	DUC Health and Wellness District	Downtown Urban Center	Downtown Urban Center	Multicare Zone
Downtown Urban Center	DUC Flex-Residential District	Downtown Urban Center	Downtown Urban Center	RF with permitted specific industrial uses (craft workshops, breweries, coffee, etc.)
Downtown Urban Center	DUC Light Commercial District	Downtown Urban Center	Downtown Urban Center	C-1 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Heavy Commercial District	Downtown Urban Center	Downtown Urban Center	C-2 but DUC Design Guidelines Apply
Downtown Urban Center	DUC Light Industrial District	Downtown Urban Center	Downtown Urban Center	M-1 but DUC Design Guidelines Apply

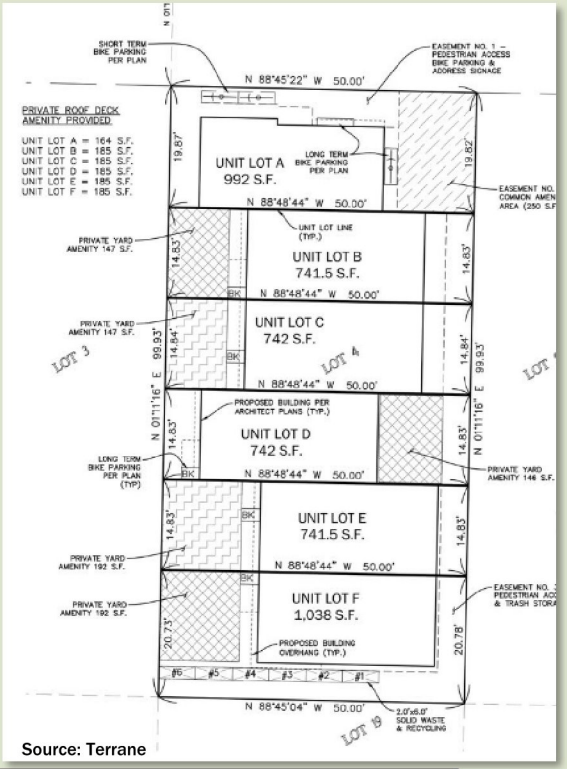
2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

Unit Lot Subdivision

Intent of Change

- Alternative to condominium ownership; Unit is individually owned including land beneath it
- Complies with HB 1110 Requirements
- Ownership opportunities –middle housing is more affordable than traditional single-family houses
- "Parent Lot" and "Unit Lot"
- Easements for shared areas, owned in common (often through HOA)
- Implemented in development regulations and code; can be processed like standard subdivision

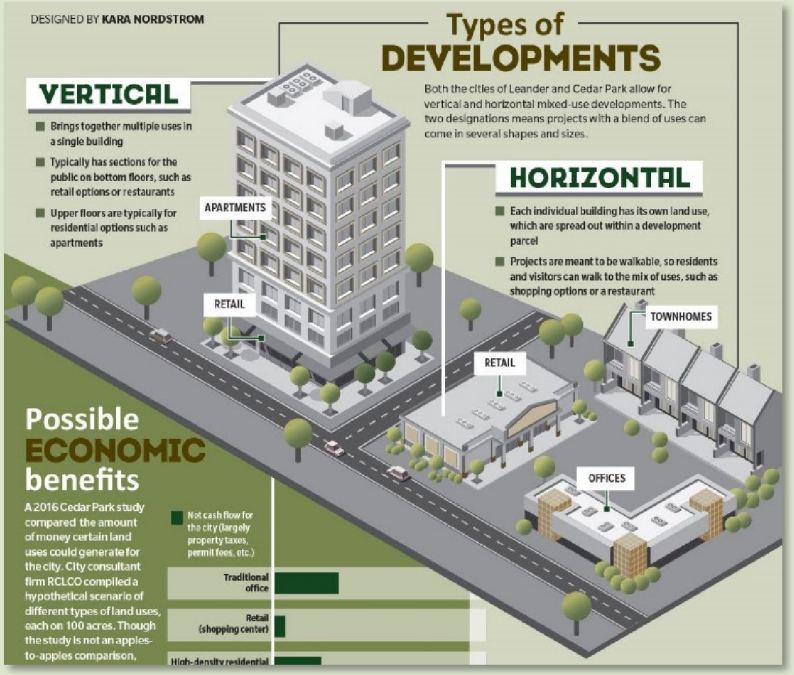


Source: Terrane

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

- **Planning for Future Growth – Growth Centers**



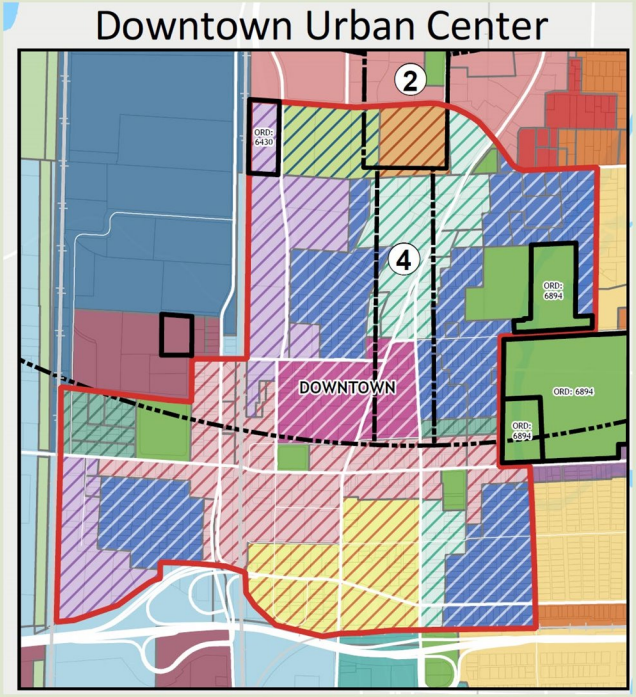
Source: Community Impact

- **Buildings:** Combination of mixed-use buildings, apartments, middle housing, standalone commercial
- **Space:** Both vertical and horizontal mixed-use
- **Zoning:** R-NM Neighborhood Mixed-Use, RF – Residential-Flex, C-AG Auburn Gateway, other
- **Land Use:** Mixed-Use, R3 – Residential High, other
- Zoning is context based
- Growth Center should be performance based

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Core Changes to Housing Element

Downtown Auburn Growth



Residential Existing Zoning District	Proposed Zoning
Downtown Urban Center	DUC Downtown Urban Center - 125 District
Downtown Urban Center	DUC Downtown Urban Center - 75 District
Downtown Urban Center	DUC Downtown Urban Center - 55 District
Downtown Urban Center	DUC Neighborhood Residential District
Downtown Urban Center	DUC Health and Wellness District
Downtown Urban Center	DUC Flex-Residential District
Downtown Urban Center	DUC Light Commercial District
Downtown Urban Center	DUC Heavy Commercial District
Downtown Urban Center	DUC Light Industrial District

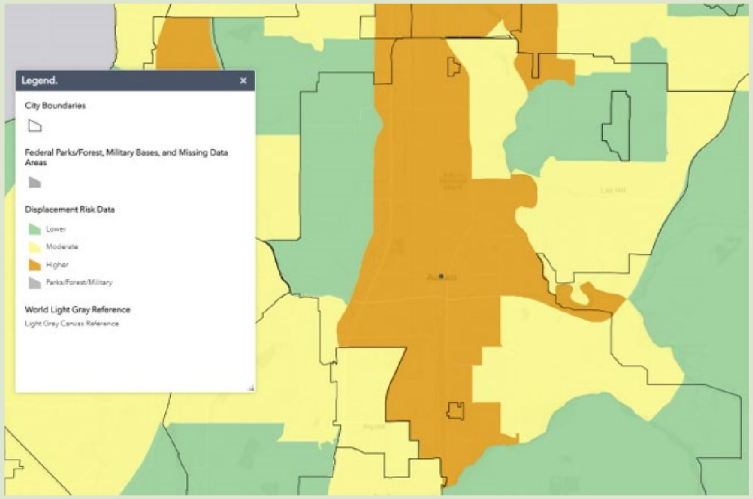
- Housing permitted in most zones
- Building can be more mixed-use with residential (DUC Health and Wellness, DUC Flex-Residential)
- Apartments and mixed-use capture most housing growth
- Auburn Downtown Plan Update – Spring/Summer 2024

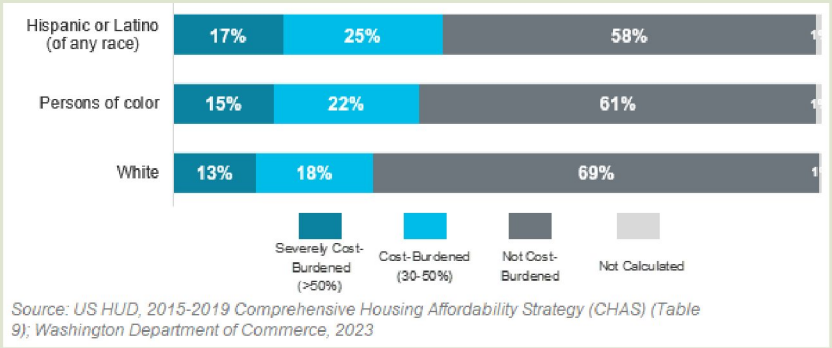
2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

IMAGINE AUBURN
~COMPREHENSIVE PLAN UPDATE 2024~

Core Changes to Housing Element

Racially Disparate Impacts





Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

- **Takeaways:**
  - Auburn is at "Higher" risk of displacement (orange)
  - Persons of color and Hispanic or Latino (of any race) experience more cost burden than those identifying as white
  - As housing becomes more expensive, more are likely cost burdened

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Potential Implications of Proposed Changes

- Middle Housing Allowed in majority of city
- Code updates
  - Middle Housing Development Regulations
  - Downtown Urban Center and Design Guidelines
- Greater Housing Options for Community and more supply for affordablity
- Housing served by transit is key – also for Climate
- Accountable for targets and policies
- Compliance for continued grant eligibility
- Community education on density changes is necessary – already underway
- Coordination with all departments for amenities, access, etc.

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Next Steps

- April 30th Deliberation and Action
  - Requested updates based on feedback

2024 PERIODIC COMPREHENSIVE PLAN – HOUSING ELEMENT

Questions, Discussion, and Feedback

City of Auburn

Housing Element

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Why is Housing Important to Auburn's Future?

The Housing Element can serve as a useful management tool to meet changing community needs for housing and address land use, economic development, transportation, environmental, and other concerns.

- A variety of housing choices can meet the needs of Auburn's current and future residents across all ages and affordability levels, help residents maintain and retain their homes, and promote services and amenities that improve neighborhood livability.
- Well-planned housing can support Auburn's economic goals by making it attractive and possible for residents to live near their jobs and by serving as a source of customers to support commercial districts.
- Housing in proximity to transit or mixed-use projects can help reduce the need for costly infrastructure such as roads and sewers, and reduce environmental impacts related to transportation. In addition, housing in proximity to a variety of transportation modes can increase a household's disposable income and savings by reducing household transportation costs.
- Well-designed and located housing can reduce energy and water consumption, and it can promote healthy lifestyles.

For these reasons, as well as others discussed or referenced in this Housing Element, an emphasis on encouraging Middle Housing, Mixed-Use, Transit-Oriented Development is core to planning for housing both in the near-term and by 2044.

Vision

Auburn is a place that those in our diverse community are proud to call home for a lifetime. Auburn provides opportunities for attainable housing in a variety of styles to meet the needs of all ages, abilities, cultures, and incomes. Our neighborhoods are safe and attractive, offer gathering places to meet friends and family, are connected by trails, streets, and transit, and are well kept. Our households are aware of the opportunities and services offered by governmental, educational, employment, health, and service providers that can enhance their quality of life. Volunteerism to improve our parks, schools, streets, and homes makes our neighborhoods and families stronger. Our quality housing and neighborhoods support our local economy.

Conditions and Trends

This section summarizes key findings of the Housing Needs and Characteristic Assessment (HNCA), which was updated in 2023. The HNCA provides a comprehensive picture of Auburn's housing conditions, needs, and regional context.

Analysis and data to support required analysis, policy choices, and to help illustrate the housing picture in Auburn was collected from a variety of sources. In 2021, the City of Auburn prepared and adopted a Housing Action Plan (HAP), funded by a state grant (authorized by HB 1923) for the purpose of identifying city strategies and recommendations to increase residential capacity. Findings in the HAP may vary slightly from those completed for the HNCA due to differences in horizon years. Both of these data sources, as well as others from the Washington State Department of Commerce, Puget Sound Regional Council, King and Pierce Counties, as well as other sources are referenced in the HNCA and this Housing Element. The Housing Needs and Characteristics Assessment can be found in Appendix X of the Comprehensive Plan.

The conditions and trends inform Housing Element goals and policies to address projected housing need in Auburn.

Affordability

The cost of housing in Auburn has substantially increased from 2010 to 2020. Between 2010 and 2020, the average monthly rent in Auburn increased by 49 percent ($459 per month). In this same period, the median sales price for a home increased by 88 percent ($195,550) based on 2017-2021 American Community Survey Data.

Of the approximate 15,507 renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened. About a quarter of households are considered unaffordable for renters and homeowners in Auburn according to state and federal affordability thresholds. While Auburn is more affordable than other cities in King County, housing is unaffordable for most households.

Household Size

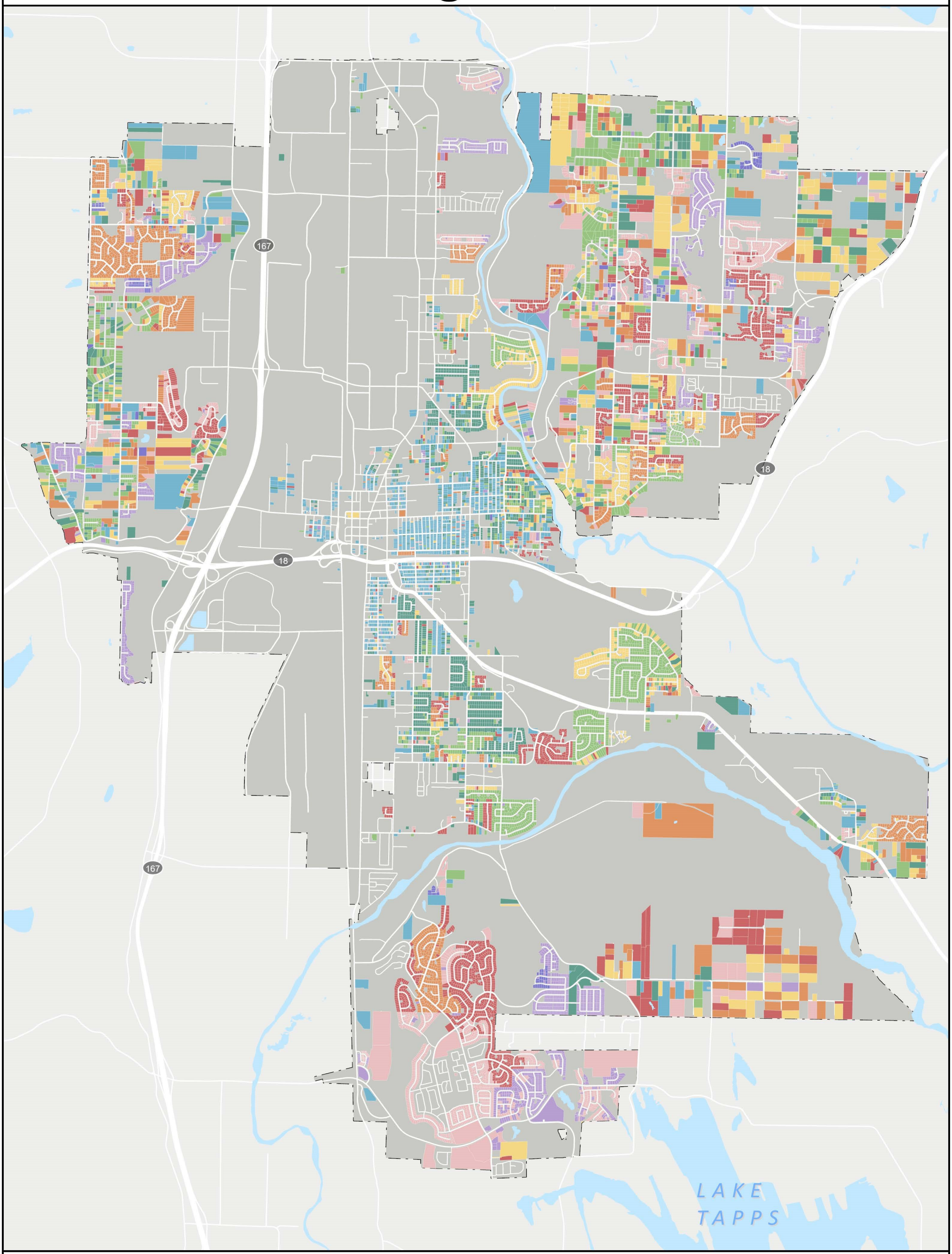
Trends in household size indicate that Auburn will need to ensure the availability of a variety of housing types to match the needs of both small and large households. Auburn has both a larger household size (2.7) and a larger share of family households compared to King and Pierce Counties overall. Data on household composition indicates however, that 38% of the City's households are made up of single-person and two-person households without children, and Auburn also has a higher-than-average percentage (7%) of single-parent households compared to King and Pierce County (4% and 6%, respectively). Overall, 24% of Auburn

households are married with children, compared to 21% in King and Pierce Counties. The types of homes needed for smaller households may be different than those needed for larger households, putting an emphasis on planning for a variety of housing types and sizes in the future.

Housing Stock

Auburn's housing stock is older than average, and much of its rental housing stock is in fair or poor condition. Though housing is affordable in Auburn, the City could lose some of its most affordable rental housing as structures approach the end of their useful lives. About half of Auburn's housing stock is 2-3-bedroom units, accounting for 56.7% of housing units.

Auburn Housing Stock - Year Built



Residential Properties:
Year Built

- < 1950
- 1951 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2010
- 2011 - 2020
- 2021 - Present

0 0.25 0.5 0.75 1
MILES

Printed On: 3/13/2024
Map ID: 6283

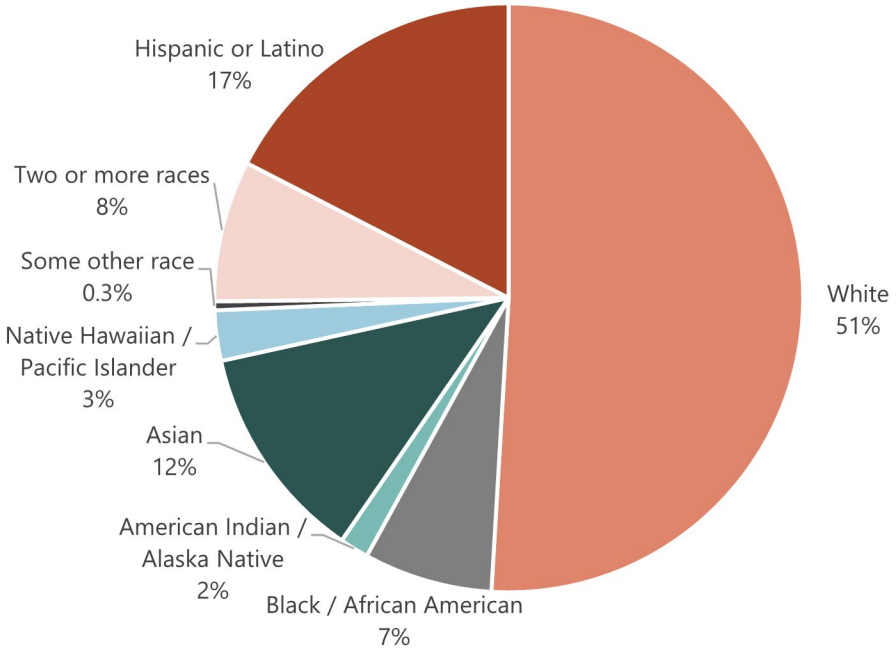
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Diversity

Auburn is diverse. Approximately 25% of Auburn residents speak a language other than English. Auburn's racial and ethnic makeup is more diverse than that of King County and Washington as a whole, with 48% of residents identifying as Black, Indigenous, or People of Color (BIPOC), compared with 42% in King County and 34% statewide.

Auburn's diverse communities may have different housing, neighborhood amenities, and service needs. For example, outreach conducted with the Hispanic community has shown that most would recommend Auburn as a place to live for family and friends, and though residents wanted their children to grow up and remain in Auburn, they desired improved security and traffic calming. Outreach participants were interested in helping to improve their neighborhood and in volunteering.

Figure 2. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

Trends

Overall, Auburn's housing market is characterized by strong growth in both the homeownership and multifamily rental markets. These trends are important to consider as the City works to encourage development to reach the 10,429 units needed by 2040. Key findings include the following:

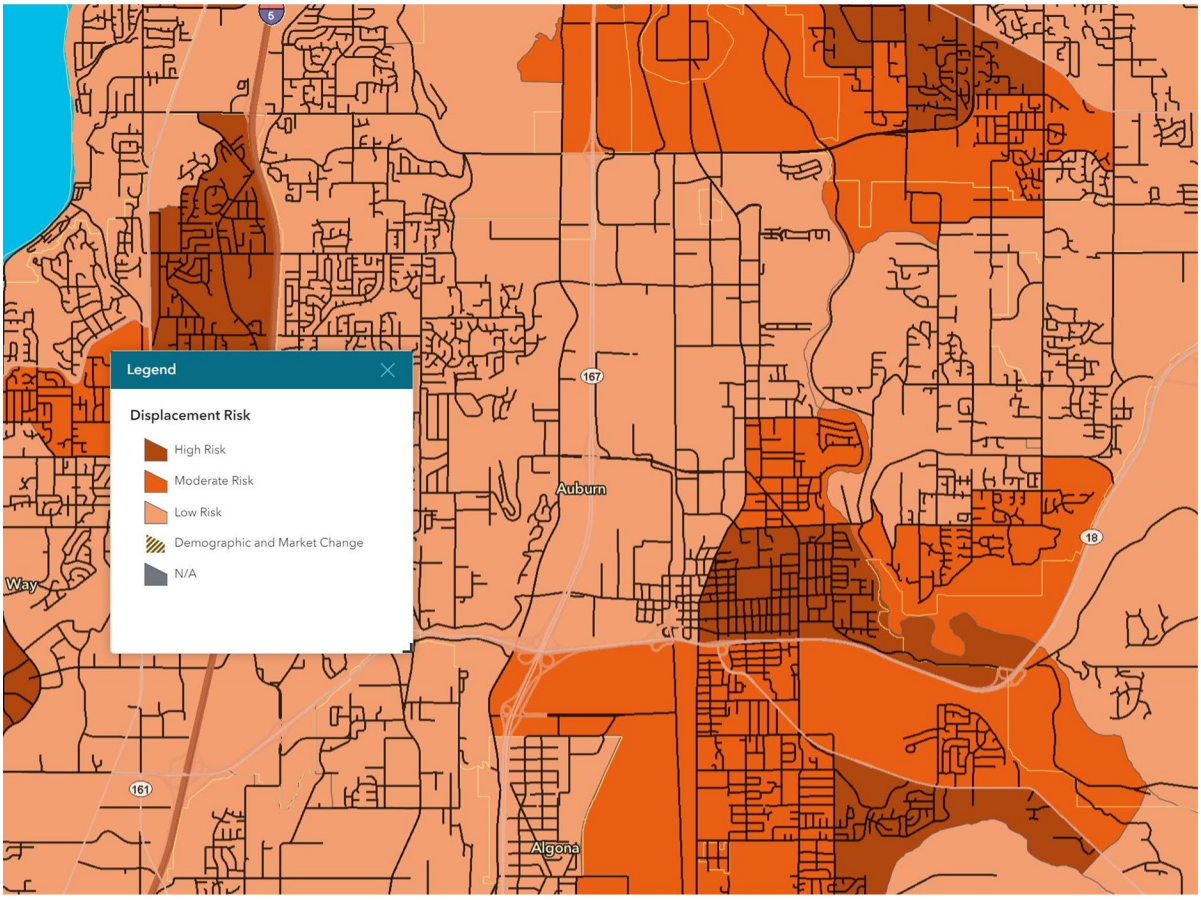
- Multifamily rents in Auburn increased 47 percent from $1.14 per square foot in 2010 to $1.68 in 2020 Q3. Auburn did not see a dip in rents in 2011-2013 like many of its peer cities. In addition, thus far through 2020, multifamily rents are continuing to grow in Auburn, approaching levels in Kent and Tukwila which have started to level off.
- Auburn's rental vacancy rates are low, indicating continued demand for housing. Multifamily vacancy rates in Auburn increased by 2.7 percentage points from 8.3 percent in 2008 to 11.0 percent in 2020 Q3, spurred by the recent Copper Gate affordable apartment complex, which added 500 units to Auburn's housing market in late 2020. Although this increase in vacancy is reflected by an influx of new multifamily units that have yet to be rented, the mostly positive net absorption in the City from 2008 to 2019 indicates demand for multifamily housing is strong.
- About 60 percent of the new units developed in Auburn between 2010 and 2018 are for homeownership, while only about 40 percent are intended as rentals. These ownership trends, coupled with strong price growth, indicate strength in the market.
- Auburn has not been producing enough housing to meet its demand from household formation (net in-migration and people forming new households, such as moving out of a family home). Over the 2010-2019 time period, only 7.8 housing units (of all types and sizes) were constructed for every 10 new households that formed. This translates into housing underproduction and is a contributor to Auburn's rent and price increases.
- An additional 12,112 housing units are needed in Auburn citywide by 2044 to accommodate growth.

Racially Disparate Impacts

The Housing Element and Housing Needs and Characteristics Assessment (Appendix A) identifies data and strategies to undo local policies and regulations that result in racially disparate impacts. As described in Appendix A - Housing Needs and Characteristics Assessment and earlier in this Element, Racially Disparate Impacts were identified in Auburn such as potential for displacement due to the percentage of residents, especially renters, who are cost burdened and at high risk of displacement if market forces shift. Considerations for displacement are also addressed in the Land Use Element when developing future land use goals. Where appropriate, goals, policies, actions, and overall strategies have been created or revised to address these issues as a first step towards undoing racially disparate impacts. This includes refinements to goals and policies to preserve existing housing stock, create opportunities for increased capacity for the development of multi-family, mixed-use, and middle housing throughout the city to accommodate a range of affordability levels, and regional coordination to address housing issues.

Displacement Risk

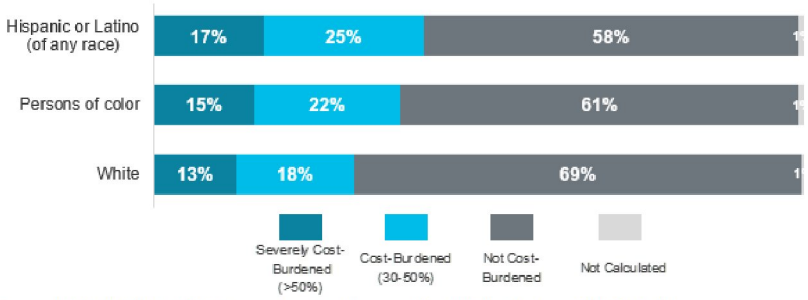
The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.



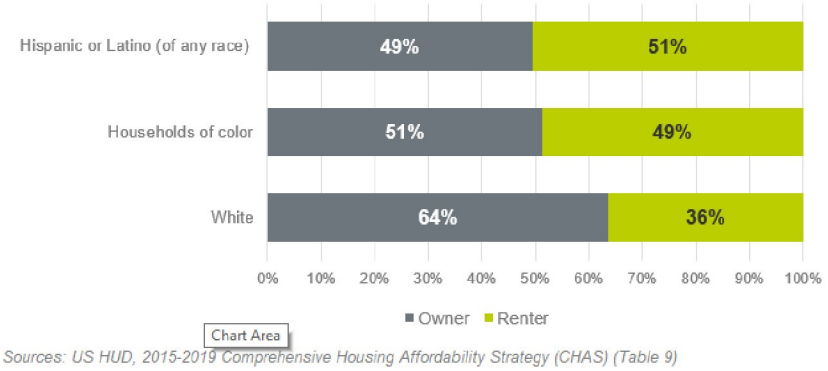
Source: Washington State Department of Commerce Displacement Risk Map

As part of an evaluation of racially disparate impacts, the city identifies housing costs and cost-burdened households as especially vulnerable to displacement. In Auburn, 42 percent of the community identifying as Hispanic or Latino (of any race) is either cost-burdened or severely cost-burdened (<50% AMI) and persons of color are 37 percent cost-burdened or severely cost-burdened, compared to 31 percent identifying as white. These communities are about 50 percent renters and 50 percent homeowners, while those identifying as white are 64 percent homeowners in Auburn. The gap in homeownership is addressed through thoughtful and

effective policy including increasing affordable ownership opportunities by encouraging diverse housing stock.

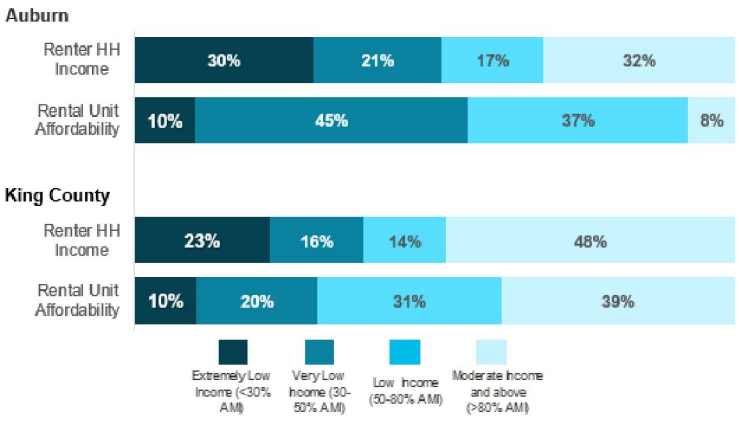


Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Overall, the Auburn community spends a greater amount of income on rental housing costs compared to King County, with 51 percent of renters in the very low or extremely low-income bands (<50% AMI) in Auburn and 39 percent in King County. While Auburn has a naturally occurring affordable housing stock of 55 percent serving very-low and extremely-low incomes, this means there is only 11 percent additional capacity available to serve extremely-low and very low-incomes. If housing cost trends in King County continue, and Auburn housing prices in Auburn continue to rise, the amount of naturally affordable housing is expected to decrease. Again, preservation strategies and housing policies supporting a range of development types is key while encouraging housing growth.



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

Planning Approach

Auburn's preferred Comprehensive Plan Land Use Map sufficiently addresses housing needs for all economic segments of the Auburn community. The Comprehensive Land Use map considers adequate capacity for housing and employment targets and housing needs by income level through a Centers approach. Centers in Auburn are high-intensity and density cores characterized as primarily as mixed-use areas served by Middle Housing and commercial development. Most new housing is planned to be built in the neighborhood centers and downtown. More information on the Comprehensive Land Use Map and future land uses can be found in the Land Use Element, Chapter 1 of the Comprehensive Plan.

Housing Choices for All

Central to planning for future housing is providing a range of housing types to choose from which facilitates home ownership across a wide range of households and affordability levels. Consideration "Middle Housing" is key to increasing housing types in Auburn. Middle Housing, typically attached to one-another, provide options to increase residential density in existing residential neighborhoods and are designed at the scale and overall aesthetic of these areas. In 2023, the Washington State Legislature passed HB 1110 which requires jurisdictions to incorporate Middle Housing into Comprehensive Plans and related development regulations. This Housing Element, and updated city code, fully complies with HB 1110 requirements by allowing for townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, stacked flats, cottage housing, courtyard housing in residential zones throughout the city. In addition, the City also acknowledges Accessory Dwelling Units (or ADUs) as an important piece of Middle Housing , complying with HB 1337 legislation allowing ADUs in residential zones throughout the City. Middle Housing, in combination with Mixed-Use Development, are critical development types that enable the City to meet future housing needs and provide a variety of housing options for current and future residents.

Housing and Employment Targets

Based on legislative changes, communities must plan for housing and employment targets allocated by Countywide Planning Policies (CPP). These growth targets are consistent with PSRC Vision 2025 requirements and originate at the state level. King County CPP, and the related 2021 King County Urban Growth Capacity Report, identifies targets of 12,000 net new residential units and 19,520 net new jobs between 2019-2044. Pierce County CPP identifies 112 net new residential units and 0 net new jobs targets by 2044. The Comprehensive Plan Land Use and Zoning Maps and policies adopted in the Comprehensive Plan demonstrate

adequate capacity and strategies in order to accommodate these housing and employment targets.



Middle Housing: Example of a Duplex from Auburn Housing Action Plan Implementation project, 2023

Housing Need by Income Level

The Housing Needs and Characteristics Assessment projects housing need by income level using Area Median Income (AMI) bands. This assessment, as required by the Department of Commerce in coordination with counties, identifies the number of units necessary to serve varying AMI levels and for Emergency Housing. These figures were provided by both King and Pierce Counties using their own methodologies. The full methodology for the projections is provided in the assessment. As shown in FIGURE X, Auburn has a need for housing at the 80% or greater AMI and for less than 30% AMI. Policies in this Element describe how Auburn plans to address these housing needs.

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
	Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100 %	>100 to ≤120%	>120%	
		Non-PSH	PSH						
Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293

Source: King County Ordinance 19660, Countywide Planning Policies

		Total	Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Beds)
			0-30% Non-PSH	0-30% PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060	0
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961
Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482	8
	Allocation (2020-2044)	112	14	20	21	16	7	6	27	7

Source: Pierce County Ordinance 2023-22s, Countywide Planning Policies

The overall housing need by 2044 in Auburn is 9,722 additional permanent units between 30% and greater than 125% AMI range, and 2,300 additional temporary/emergency housing beds totaling 12,112 new housing units.

Barriers that limit the development of affordable housing, including emergency housing, such as allowing appropriate housing types to serve various income levels, permitting a range of development serving all income levels in various zones, and development-related bonsues related to inclusion of affordable housing are included in this Element and in Auburn City Code. The Housing Needs by Average Median Income (AMI) analysis discussed in the next section describes how the city is ensuring adequate zoned capacity and development types to accommodate a range of affordable housing.

Supportive and Emergency Housing

Supportive housing is defined by Washington State in RCW 35.70A.30 as either Permanent Supportive Housing (PSH) or Non-Permanent Supportive Housing(non-PSH). Households earning below 30% of the AMI are considered extremely low income and severely cost-burdened. In Auburn by 2044 the city needs an additional 2,389 supportive housing units for households earning below 30% AMI.

Permanent supportive housing includes supportive services such as health care and housing assistance. Auburn needs 812 additional permanent supportive housing units by 2044 in King County (King County CPPs) and another 20 in Pierce County (Pierce County CPPs).

Non-permanent supportive housing is to provide temporary or transitional shelter and supportive services to those struggling to stay housed. Auburn needs 1,543 additional non-permanent supportive housing units by 2044 in King County (King County CPPs) and 14 in Pierce County (Pierce County CPPs). Auburn also has a severe shortage of emergency housing beds compared to the projected need in 2044. As of 2020, there are 66 emergency/temporary housing beds citywide and 2,300 are needed by 2044 (King and Pierce CPPs). An additional 115 beds a year will need to be built between 2024-2044.

Housing Needs by AMI Capacity Analysis

Table 1. Housing Capacity by Income Level

Income Level (% AMI)	Zone Categories Servicing these Needs	Aggregated Housing Needs	Capacity prior to Zoning Adjustment	Post-Rezone Capacity	Capacity surplus or deficit
0-30% PSH 0-30% Other	ADUs, High Density-Mixed Use	2,389	1,852	4,827	2,438
>30-50% >50-80%	High-Density	962	1,913	3,890	2,928
>80-100% >100-120%	Moderate Density	2,458	1,514	36,968	34,600
>120%	Low-Density	6,303	2,225	1,846	(4,457)

In addition to meeting the residential and employment capacity targets through zoning and policy decisions, the city meets the aggregate King and Pierce County housing needs for income level groups. The only exception is the >120% Average Median Income (AMI) category, which includes primarily low-density housing. However, this AMI category is not required to be met under HB 1220 requirements as high-income earners are represented in this group and can also purchase moderate density housing options as well.

Housing Capacity in Future Land Use

Total Housing Capacity

Residential capacity by zone is based primarily on the assumptions outlined Buildable Lands Report process in 2021, updates to reflect changes to zoning and density assumptions since that time. Downtown Urban Center mixed-use development assumes a distribution of 75% residential and 25% commercial, whereas the R-NM Neighborhood Mixed Use assumes a 50-50% split for mixed uses both vertically and horizontally. The residential capacity estimates accommodating 46,070 new housing units at max buildable capacity, exceeding the 12,112 housing unit target. This increase is due largely to Middle Housing policies consistent with HB 1110 which allow for Middle Housing in all residentially zoned areas. The R2 – Residential Low zone is found widely throughout the city.

Table 2. Residential Capacity by Zone

Residential & Mixed-Use Zoning Districts	Zone category	Developable Acres	Net zoning changes (acres)	Assumed Density - DU/Acres	Residential Capacity (units)
Residential Conservancy (RC)	Low Density	745	0	1	745
R-1 One DU per Acre	Low Density	275	0	4	1,101
R2 – Residential Low	Moderate Density	294	1158	25	36,308

R3 – Residential Moderate	Moderate Density	0	22	30	660
R4 – Residential High	High Density	79	-1	50	3,890
Neighborhood Mixed-Use (R-NM)	High Density Mixed-Use	0	89	30	2,670
Manufacture Home/Community (R-MHC)	Low Density	27	0	10	273
DUC Downtown Urban Center - 125	High Density Mixed-Use	0	5	100	125
DUC Downtown Urban Center - 75	High Density Mixed-Use	0	5	95	119
DUC Downtown Urban Center - 55	High Density Mixed-Use	0	4	90	90
DUC Neighborhood Residential	High Density Mixed-Use	0	3	30	90
			Total New (2044) Housing Capacity		46,070

Goals and Policies

Goal 1: Healthy Homes and Neighborhoods

H-1 Recognize the important role of public improvements, facilities, and programs in providing a healthy home environment within the community.

H-2 Through integrated planning for land use, parks and recreation, transportation, housing, and jobs, support active living and healthy eating opportunities.

H-3 Promote safe and connected neighborhoods.

a. Continue to implement crime prevention programs such as neighborhood block watches.
b. Through the land use and building permit process, implement principles of crime prevention through environmental design.
c. Promote community volunteerism to increase the well-being and safety of residents.
d. Invest in transportation improvements that will create safe neighborhoods for walking, biking, and connecting to transit.

H-4 Promote housing that meets the needs of Auburn's workforce, is located near and designed to take advantage of affordable multimodal transportation options and contributes to a regional jobs–housing balance.

H-5 Improve streetscapes in developed neighborhoods. Continue to repair and/or replace deteriorated sidewalks and remove barriers to pedestrian traffic.

H-6 Seek and provide assistance for the reduction of lead-based paint hazards and measures to remove mold, improve energy conservation and provide for healthy indoor air quality.

H-7 Promote the City's neighborhood program. Connect residents to volunteer activities.

H-8 When evaluating proposed developments, apply site and building design standards, require quality streetscape, landscape, on-site recreational and open space, and low-impact development measures that will improve community character and environmental quality.

H-9 As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.

H-10 Promote housing stability for the most vulnerable residents.

How can Auburn plan for Active Living and Healthy Eating?

- *Provide for a complete community with a variety of work, shopping, recreation, health and education, and home environments.*
- *Implement a connected nonmotorized trail and park system with neighborhood gathering spaces. Work with transit providers to connect neighborhoods to commercial and social services.*
- *Facilitate access to regional transportation and job centers in and near Auburn.*
- *Support art projects and cultural events to provide opportunities to build a sense of community investment, improve aesthetics, bring people together cross-culturally, and involve neighborhood youth. Support community gardens to improve access to healthy food and to build community relationships.*

Goal 2: Support Housing Growth

H-11 Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and nonprofit housing providers.

H-12 Support development of a variety of housing choices by allowing Middle Housing types in residential zones including townhomes, duplexes, triplexes, fourplexes, fiveplexes, sixplexes, cottage housing, courtyard apartments, and accessory dwelling units.

H-13 Provide dense housing choices downtown and other areas identified in the Comprehensive Plan where infrastructure is more available or can be improved with regional and local funds.

H-14 Encourage residential development downtown, particularly housing that is integrated with commercial development.

H-15 Allow accessory dwelling units as an affordable housing strategy and Middle Housing option.

H-16 Promote greater opportunities for home ownership for all incomes and ethnicities in the community through development of middle housing options and fee-simple development.

H-17 Implement incentives for developing underutilized parcels into new uses that allow them to function as pedestrian-oriented mixed-use neighborhoods. Existing uses that are complementary, economical, and

physically viable shall integrate into the form and function of the neighborhood.

H-18 Use innovative zoning provisions to encourage infill development of underutilized parcels in zones that have been identified in the Comprehensive Plan as areas where infill residential development should be encouraged. Certain development requirements for infill development may be relaxed, while requiring adherence to specific design requirements to ensure compatibility with the character of nearby existing residential structures.

H-19 Allow appropriately designed manufactured housing within Neighborhood Residential areas, consistent with state law.

H-20 Allow manufactured housing parks, transitional housing, supportive housing, and multiplex housing in appropriately zoned areas.

H-21 Adopt incentives, strategies, actions and regulations to create and sustain neighborhoods that provide equitable access to parks and open space, safe pedestrian and bicycle networks, clean air, soil and water, healthy foods, high-quality education, affordable and high-quality transit options and jobs.

H-22 Prioritize affordable housing when surplusing publicly owned land or property to provide opportunities for increased affordable housing.

Goal 3: Maintenance and Preservation

H-23 Conserve Auburn's existing housing stock because it is the most affordable form of housing.

H-24 Inventory and map dilapidated properties.

H-25 Organize, educate and assist property managers and owners in the creation and preservation of safe neighborhoods.

a. Offer an owner–landlord training program to better market, manage and maintain residential rental property.
b. Encourage retention of professional management assistance.
c. Recognize and publicize well-maintained apartment properties, such as by awarding a "multifamily property of the year."
d. Advise landlords with problem buildings about the benefits of donating their property or selling it below market cost to a specially designated nonprofit organization.

H-26 Promote housing improvements by property owners and building managers. Seek available assistance for housing rehabilitation. Assistance will include the development of residential infrastructure and the rehabilitation of individual properties.

a. Find public and private sources of capital and offer low-interest loans for rehabilitation.
b. Continue to participate in the Emergency Home Repair Program and consider partnering with nongovernmental organizations to maximize funds.

c. Encourage green lending for improved energy conservation, indoor air quality, and other measures.
d. Help identify professional volunteers at educational or professional associations to plan redesign or architectural upgrades of the properties.
e. Support additional healthy housing and preservation strategies, such as property tax exemptions to preserve affordable housing opportunities and utilizing community health workers to offer property owners and residents the education and resources needed to maintain housing.

H-27 Evaluate and update codes applicable to housing and provide effective and appropriate enforcement.

a. Enforce city ordinances regarding abandoned properties.
b. Consider a multifamily inspection program.
c. Consider public identification of landlords who are found to be out of compliance for extended time periods and unwilling to take steps to ameliorate substandard conditions.
d. Consider a landlord compliance program where code enforcement penalties can be reduced if attending landlord training programs.
e. Work with park owners, managers, and park tenants to develop policies and regulations to preserve manufactured home parks and the affordable housing they offer.
f. Consider an Auburn Housing Authority.

H-28 Ensure that rental housing units comply with life and fire safety standards and provide a safe place for tenants to live, including renters with disabilities.

H-29 Promote the maintenance, energy efficiency, and weatherization of existing affordable housing stock.

Goal 4: Housing Attainability and Affordability

H-30 Promote affordable housing that meets changing demographic needs.

H-31 Promote housing stability for the most vulnerable residents.

H-32 Work in partnership with King and Pierce Counties and other cities to address countywide needs for affordable housing to households with moderate, low, very low, and extremely low incomes, including those with special needs and our veterans.

a. The King County need for housing, countywide, by percentage of area median income is:
    i. 80%-120% of AMI (moderate) – 26% of total housing need
    ii. 50%–80% of AMI (low) – 14% of total housing need
    iii. 30%–50% of AMI (very low) – 11% of total housing need
    iv. 30% and below AMI (extremely low) – 13% of total housing need
b. Address the King County need for housing affordable to households at less than 30% AMI (extremely low income) and for moderate and

market rate income (greater than 80% AMI) in Auburn, through all jurisdictions working individually and collectively.

c. The Pierce County need for housing, countywide, by percentage of area median income is less than 1% for all AMI groups because the target is 112.
d. Focus Auburn's efforts toward the countywide and community need for low- and moderate-income housing on preserving existing affordable housing with robust maintenance and repair programs, minimizing displacement impacts, and ensuring long-term affordability of existing housing.
e. Act as a County leader in the exploration and implementation of new funding mechanisms and strategies to develop housing affordable at 30% AMI and below across King County and throughout South King County.

H-33 Encourage and assist in the renovation of surplus public and commercial buildings and land into affordable housing. Additionally, explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing projects.

H-34 Seek, encourage, and assist nonprofit organizations in acquiring depreciated apartment units for the purpose of maintaining and ensuring their long-term affordability.

H-35 Review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

H-36 Promote compliance with federal and state fair housing laws. Support fair housing opportunities for all regardless race, color, national origin, religion, sex, familial status, or disability.

H-37 Explore the use of density bonuses, parking reductions, multifamily tax exemptions (MFTE), fee waivers and exemptions, and permit expediting to encourage the development of housing affordable at below-market rate.

H-38 Where practical, ensure that housing created or preserved using local public resources or by regulation benefits low-income households and retains its affordability over time.

H-39 Partner with Affordable Housing Providers – partner with local affordable housing providers and services who have additional knowledge and resources that are not available to the city.

H-40 Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.

H-41 Engage with communities disproportionately impacted by housing challenges in developing, implementing and monitoring policies that reduce and undo harm to these communities. Prioritize the needs and solutions expressed by these disproportionately impacted communities for implementation.

H-42 Support the long-term preservation of income-restricted affordable housing with expiring affordability covenants through acquisition by acting as a facilitator between affordable housing groups interested in purchasing the property and property owners.

H-43 Explore opportunities to implement a Community Preference policy or a first right to return policy that prioritizes members of the community in new affordable housing developments.

Goal 5: Supportive Services

H-44 Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single-parent households, and the homeless.

H-45 Assist low-income people, who are displaced as a result of redevelopment, find affordable housing in accordance with state and federal laws and regulations.

H-46 Develop strategies that seek to preserve naturally occurring affordable housing at-risk of redevelopment and/or in deteriorating physical condition.

H-47 Continue to ensure that funding becomes available to support youth, veterans, and social services in Auburn.

H-48 Support seniors who wish to age in place in their homes, such as with home rehabilitation services, adult day health and Senior Center activities.

H-49 Provide opportunities for transitional housing assisted living and retirement communities.

H-50 Promote universal design principles to ensure housing is designed to be compatible with surrounding neighborhoods.

H-51 usable by all people regardless of age or abilities.

H-52 Provide empowering training for residents who want to participate in civic activities and who would like to improve their knowledge and skills around community leadership.

H-53 Provide information in multiple languages to Auburn's diverse communities regarding services offered by local and regional governmental, educational, employment, health, and other providers to improve residents' quality of life and to promote resident engagement and household economic independence.

H-54 Offer financial and homebuyer education to encourage household saving and budgeting to consider home ownership.

H-55 Provide information and resources that educate and guide low-income persons toward affordable housing opportunities. Develop materials in multiple languages.

H-56 Review proposals to site facilities providing new or expanded human services within the City to determine their potential impacts and whether

they meet the needs of the Auburn community. Important caveats in the City's consideration will include the following:

a. While Auburn will willingly accept its regional share of facilities that provide residential services, or influence residential location decisions, Auburn will expect other communities to accept their share as well.
b. The funding of human service centers sited in Auburn that serve an area larger than Auburn would rely on an equitable regional source of funding.
c. The siting of all facilities shall be based on sound land use planning principles and should establish working relationships with affected neighborhoods.

Goal 6: Implementation and Monitoring

H-57 Partner with South King County jurisdictions in ongoing efforts to coordinate the human, educational, and housing needs of our diverse cultural communities, such as through the Road Map Project, interjurisdictional housing and human services forums, and other efforts.

H-58 Pursue partnerships with non-profits, housing authorities, SKHHP, and other organizations to preserve existing unregulated and naturally occurring affordable housing including through acquisition.

H-59 Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

H-60 Support national, state and especially regional efforts to address the housing and human service needs of the region and the City.

H-61 Explore all available federal, state and local programs and private options for financing affordable housing, removing or reducing risk factors, and preserving safe neighborhoods.

H-62 Work in partnership with public and private housing providers, businesses, and other agencies in the provision of housing assistance to Auburn residents and business employees.

H-63 Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

H-64 Through the building permit process, inventory and track affordable housing opportunities within Auburn. Distribute affordable housing information to nonprofit agencies serving the homeless and low-income people.

H-65 Monitor housing supply, affordability, and diversity in Auburn and its contribution to the countywide and regional housing need.

H-66 Explore options to identify and monitor unregulated affordable housing for the purpose of long-term preservation particularly in urban centers, near transit, and/or where most redevelopment pressure is anticipated.

H-67 Review and amend, a minimum every 5 years, local housing policies and strategies.

H-68 Consider opportunities to evaluate potential displacement risk for naturally occurring affordable housing and vulnerable communities, especially those with historical and cultural ties to the community in daily work, and mitigate or review actions that significantly increase this risk.

Housing Objectives and Implementation

The City has developed housing objective implementation strategies addressing housing diversity, condition, attainability, and programs to serve special needs. The City will monitor the objectives over time.

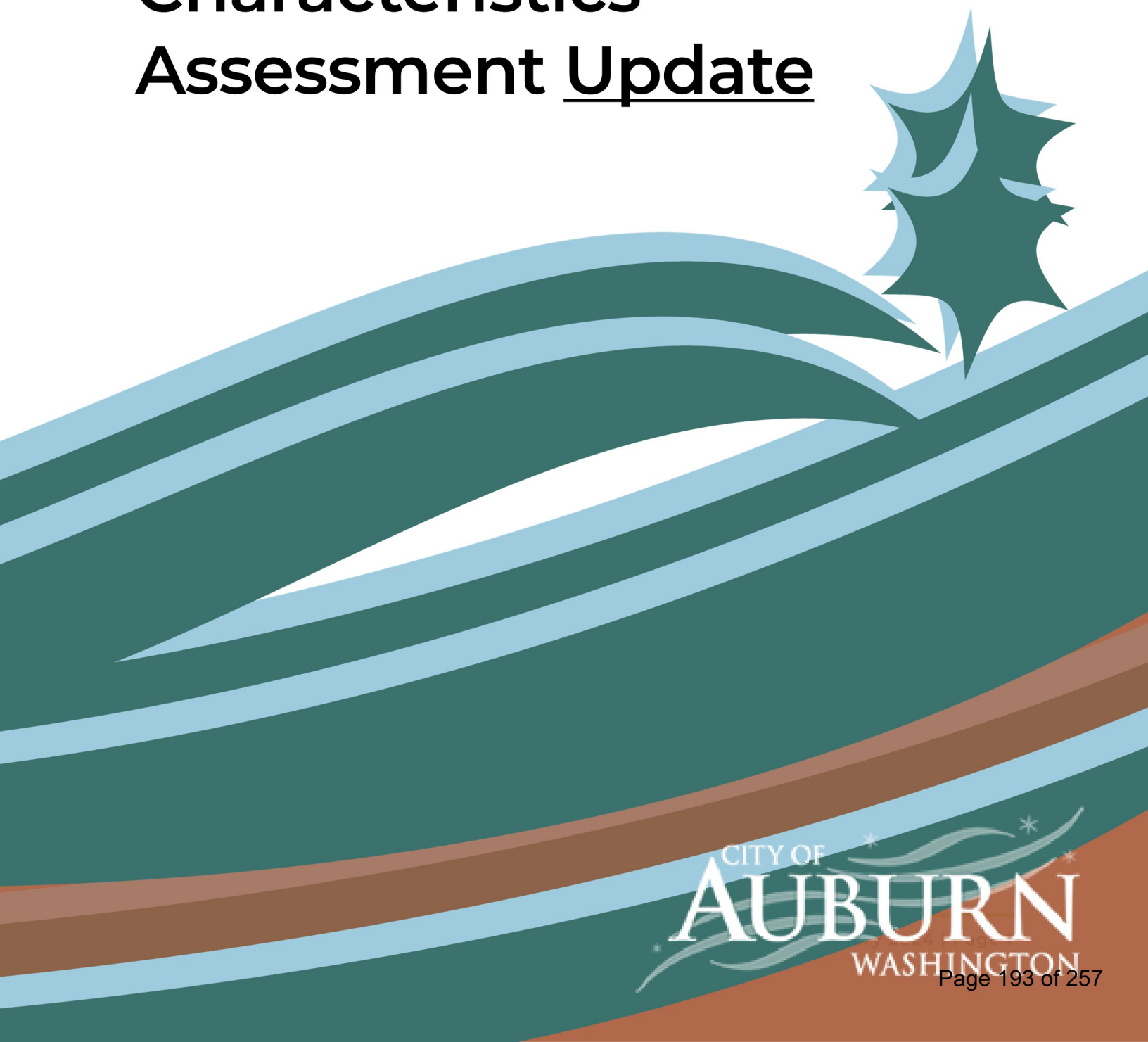
Figure 3. Housing Objectives and Tools

Outcomes	Indicators	Example Tools
Improve housing quality	Increased quality of rental housing	• Housing rehabilitation and repair loans • Loans for energy conservation and healthy indoor air quality • City-sponsored and nonprofit property manager programs • Housing inspection program Code enforcement • Community volunteer program
Meet demand for new housing units	Land capacity to meet or exceed housing target	• Land use plan and zoning • Variety of housing options
Promote housing ownership	Maintain or increase homeownership rates	• Accessory dwelling units • Middle Housing • Unit-Lot Subdivision
Allow for a variety of housing types to meet size, age, and cultural trends	Increased numbers of middle housing units and apartment units with neighborhood recreation and service amenities Retention of housing stock with larger units	• Middle Housing on small and infill lots • Accessory dwelling units • Mixed-use zoning • Incentivize infill development

Increase opportunities for housing to extremely-low, very-low, low-, and moderate-income households	Increased numbers of ownership dwellings available to moderate incomes Increased mixed-use development for all incomes Increased preservation and improvement of rental housing with long-term affordability commitments	• Accessory dwelling units Downtown and Growth Center incentives for apartment and mixed-use • Infill incentives • Permit and impact fee waivers • See also “improve housing quality” above • Expansion of MFTE program outside of Downtown
Improved opportunities for special needs housing and services	Greater match of housing to special needs including housing for all ages and abilities as well as the homeless	• Community services programs • Partnerships with nonprofit housing providers and nongovernmental organizations
Monitor housing supply, affordability, and diversity	Address achievement of indicators above	• Monitor in conjunction with regular and annual Comprehensive Plan updates and new countywide planning policy housing targets

City of Auburn

Housing Needs & Characteristics Assessment Update



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ABOUT THIS DOCUMENT

A housing element is a plan that addresses a community's current and projected needs for housing, including housing variety, attainability, and preservation. This document is intended to provide an assessment of housing needs and characteristics to support Auburn's Housing Element Update as part of the City's effort to update its Comprehensive Plan. This report also meets the requirements of the Countywide Planning Policies for King County (2023) to assess housing needs and conditions to help meet the countywide need for various housing types as well as the City's specific needs.

The report is structured in four parts:

- Housing Planning and Policy Context
- Population and Community Characteristics
- Household Economics
- Housing Inventory and Affordability

The conditions report draws on publicly available data from the following sources:

U.S. Census Bureau

- Decennial Census
- American Community Survey (5-year estimates)

Federal Agencies

- U.S. Department of Housing and Urban Development

Washington State Agencies

- Washington State Office of Financial Management
- The Office of Superintendent of Public Instruction

County and Regional Agencies

- King County Assessor's Office
- Puget Sound Regional Council
- Public Health of Seattle/King County
- Seattle/King County Coalition on Homelessness

Other

- Dupre and Scott
- Zillow.com

Qualitative information about housing and livability conditions based on community outreach is also considered in the housing element update and can be found in Part II of this document.

1 Housing Planning and Policy Context

This section provides housing planning and policy context regarding state and regional housing policy affecting Auburn. Auburn is located mid-way between Seattle and Tacoma, Washington's two largest cities, and is primarily situated within King County, with a small portion of the City extending into Pierce County. Both King and Pierce countywide planning policies apply to Auburn. In addition, multicounty planning policies established by the Puget Sound Regional Council (PSRC) apply to the city.

State Context

Growth Management Act

In Washington State, the Growth Management Act (GMA) requires fast-growing cities and counties to develop a comprehensive plan to manage their population growth[1]. The GMA establishes fourteen goals to guide planning in the state. One of these goals is to plan for and accommodate housing affordable to economic segments.

The GMA housing goal is addressed through the Housing Element and this assessment, which includes an inventory and analysis of existing and projected housing needs. The project needs include units for moderate, low, very low, and extremely low-income households and permanent supportive housing.

Recent Housing Legislation

Based on a 2022 opinion survey conducted by the Department of Commerce, housing costs are a statewide problem and the state needs more housing supply. Washington state needs 1.1 million new homes over the next year and 91,357 emergency housing beds. Since 2021, the Washington State legislature passed multiple bills to address the state's housing needs.

In 2021, the Legislature passed HB 1220, which substantially amended the housing-related provisions of the GMA. HB 1220 amended the GMA housing goal to require inventories of housing needs by income level, permanent supportive housing, and emergency housing, as well as identify sufficient land capacity for housing needs. New requirements include identifying local policies and regulations that result in racially disparate impact, displacement, and exclusion, and implement policies and regulations to undo them. Housing production should also be encouraged near employment centers and areas of planned employment growth.

HB 1110, passed in May 2023, builds from HB 1220 requirements and substantially changes the way many cities in Washington are to plan for housing. The bill requires cities of certain sizes and locations to allow multiple dwelling units (du/)

[1] Growth Management Act, MSRC https://mrsc.org/explore-topics/planning/general-planning-and-growth-management/growth-management-act

per lot in a middle housing type form. "Middle housing" is defined in the bill as “buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.” Cities must allow at least six of the nine types of middle housing to in all residential zones,. Auburn is considered “Tier 1” and must allow 4 middle housing du/on all lots zoned predominantly residential, 6 middle housing du/lot within ¼ of a major transit stop, and 6 middle housing du/lot if at least two are affordable. The bill also includes considerations for parking requirements and for the subdivision of land under single-unit attached middle housing options like townhomes allowing for ownership of the land under the unit.

HB 1337, also passed in May 2023, amends RCW 36.70A.696 expanding accessory dwelling unit (ADU) definitions and easing development regulations. Jurisdictions are now required to permit two ADUs per lot in city limits and within GMA urban growth areas. Cities may not require the owner to occupy the property, may not prohibit sales as an independent unit, must allow an ADU of at least 1,000 square feet and adjust zoning to be consistent, set consistent parking requirements, and may not charge more than 50% of impact fees charged for the principal unit.

HB 1042 permits the conversion of existing commercial office and mixed-use buildings for residences. Cities may not impose restrictions on housing unit density, parking requirements in excess of the current parking, additional permitting requirements, excess design standard requirements, exterior design or architectural requirements beyond health and safety, prohibitions on the additions of housing, current energy code requirements for unchanged portions of the building, and transportation concurrency or SEPA study.

Regional Planning and Growth Targets

PSRC VISION 2050 - Regional Housing Strategy

In 2022, Puget Sound Regional Council (PSRC) developed a Regional Housing Strategy to support local 2024 comprehensive plan updates. The strategy is part of the region’s plan for growth known as VISION 2050. The region’s vision for 2050 is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

The goal of the Regional Housing Strategy is to ensure that all people have a range of safe and affordable housing choices to create a healthy and prosperous future for the region, including eliminating racial disparities in access to housing. The PSRC region is about two years behind in housing production, with an even greater deficit for affordable housing, and continues to face acute housing challenges. If we are to meet the region’s housing needs now and, in the future, cities, counties, agencies, coalitions, businesses, and other housing advocates need to begin to implement these strategies.

With a projected need for more than 800,000 new housing units and more than a third of households anticipated to be at moderate- and lower-income levels, VISION 2050 aims to substantially increase the construction of housing and to build more housing that is affordable to more families. The Regional Housing Needs Assessment concluded that about 34% of new housing will need some level of public incentive – ranging from flexible development standards to direct subsidy — to be affordable to households earning less than 80% area median income (AMI). In response to this need, the Regional Housing Strategy calls for three areas of action:

1. Supply: Build more housing of different types.
   To meet the region's vision for a more livable, prosperous, and equitable future, more housing is needed of different types, costs, and access to jobs, transit, and services.

2. Stability: Provide opportunities for residents to live in housing that meets their needs
   As the region grows and becomes a more expensive place to live, many households are under serious threat of being displaced from their communities. More housing options and strategies are needed to help people have the option to stay in their neighborhoods, with an emphasis on lower-income communities and Black, Indigenous, and People of Color (BIPOC) communities that have been systemically excluded from homeownership opportunities.

3. Subsidy: Create and sustain long-term funding sources to create and preserve housing for very low-income households and unhoused residents
   At the lowest income levels, the market is not capable of building housing at an affordable cost. Eliminating the cost burden for households will require a major increase in funding to subsidize housing costs and to build more housing affordable to households earning less than $50,000 per year.

PSRC VISION 2050 – Multicounty Planning Policies

The Multicounty Planning Policies (MPPs) contained in VISION 2050 and produced by the PSRC, include policies and actions as well as the Regional Growth Strategy, which promotes a focused regional growth pattern and serves as a guide for counties and cities as they set local growth targets through their countywide processes to implement the strategy. PSRC and local jurisdictions are expected to address these actions through their planning and work programs.

VISION 2050 establishes twelve multicounty planning policies in the PSRC region about housing. The policies aim to address an overarching goal where the region preserves, improves, and expands its housing stock to provide a range of affordable, accessible, healthy, and safe housing choices to every resident. The region continues to promote fair and equal access to housing for all people.

Housing Countywide Planning Policies

King County

King County established housing countywide planning policies (CPPs) in 2021 to reflect a commitment to address dramatic housing price increases, which resulted in 156,000 extremely low to low-income households cost-burdened by housing. The policies also address findings that Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden.

The county's overarching goal is to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:

- preserve, improve, and expand their housing stock;
- promote fair and equitable access to housing for all people; and
- take actions that eliminate race-, place-, ability-, and income-based housing disparities.

There are 27 housing CPPs as of August 7, 2023. On July 25, 2023, the Local Services and Land Use Committee recommended amendments to the housing CPPs. The amendments are intended to incorporate legislative required changes especially due to HB 1220, which substantively amended the Growth Management Act to require jurisdictions to plan for and accommodate housing needs and resulted in other substantive changes to how jurisdictions plan for housing in the housing element of their comprehensive plan.

Pierce County

In May 2022, Pierce County adopted eight affordable housing policies that shall at a minimum "consider the need for affordable housing, such as housing for all economic segments of the population and parameters for its distribution". Based on the adopted housing targets compared to the existing housing stock, there is a need for an additional 37,773 additional housing units within the 20-year planning period in unincorporated Pierce County.

Buildable Land Capacity

The 2021 King County and Pierce County Buildable Lands Reports analyzed parcel-level capacity for new jobs and housing units in Auburn, classifying parcels as Vacant, Redevelopable, or Constant (i.e. unlikely to change) based on land values, home values, zoning, and other data. As part of this comprehensive planning process, the data from these Buildable Lands Reports was further refined to take into account development since 2019 and other potential parcels deemed developable by the city and consultant team.

Based on the available land capacity as currently zoned, Auburn shows a deficit of capacity for both the 2044 housing unit and jobs targets, as detailed below. These figures differ from the total housing units and total job capacity described in the *2021 Urban Growth Capacity Report, Exhibit 31* because city zoning as of 2023 was

used for this analysis. The future land use map developed during this comprehensive plan is intended to accommodate these 2044 housing and jobs targets through new zoning and land uses in various corridors and nodes throughout Auburn, and in the Downtown area in particular. The housing unit targets set have since increased with amendments to both counties CPPs, which is explained further in the Land Capacity for Additional Housing section.

Figure 1. Auburn Housing Targets and Capacity

Housing Units	
King and Pierce Counties combined adopted housing unit growth target (per Countywide Planning Policies)	12,112 units (2019-2044) 11,141 units (adjusted to 2021-2044 based on existing and pipeline development from 2019-2021) *(Note: the Pierce County portion of Auburn has a 2020 to 2044 growth target of just 4 units and is thus ignored for this analysis.)*
2021 King County Urban Growth Capacity Report Capacity	7,927 units
2022 Pierce County Buildable Lands Report	656 units
Total Countywide Planning Policies Housing Capacity	8,583 jobs
Employment	
King County adopted employment growth target (per Countywide Planning Policies)	19,520 jobs (2019-2044) *(note: Pierce County has already exceeded their adopted job growth targets for 2035 and has no additional targeted growth)*
2021 King County Urban Growth Capacity Report Capacity	7,927 jobs
2022 Pierce County Buildable Lands Report	656 jobs
Total Countywide Planning Policies Employment Capacity	8,583 jobs
Estimated Capacity under current zoning	8,236 jobs

2 Population and Community Characteristics

This section describes who lives in Auburn, including total population, age distribution, household size, racial and ethnic composition, and languages spoken at home. This information allows the city an understanding of who the City serves and whether some people have special housing needs.

Auburn Population and Community Characteristics

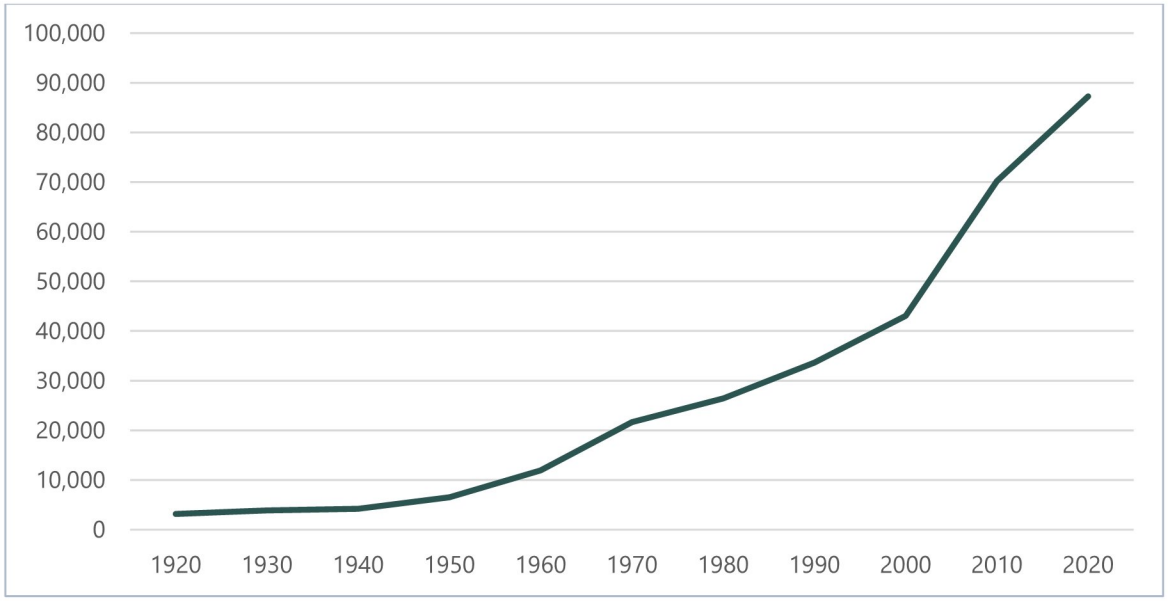
Figure 2. Population Growth Rate Comparison

	2019 Population Estimate	2020 Population Census	2021 Population Estimate	2022 Population Estimate	2023 Population Estimate	2019-2023 Average Annual Growth
Auburn	86,353	87,256	88,080	88,750	88,820	0.71%
King County	2,227,755	2,269,675	2,287,050	2,317,700	2,347,800	1.32%
Pierce County	905,841	920,393	928,200	937,400	946,300	1.10%

Source: OFM Forecasting and Research Division, 2023

Auburn is located mid-way between Seattle and Tacoma, Washington's two largest cities, and is primarily situated within King County, with a small portion of the City extending into Pierce County. As of 2023, it was ranked the 14th most populous city in Washington, with a population of 88,820.[2] Its location in the densely populated and urbanized area between Seattle and Tacoma has provided for substantial population growth since World War II and particularly since 2000, as shown in Figure 3.

Figure 3. Auburn Population (1920-2020)



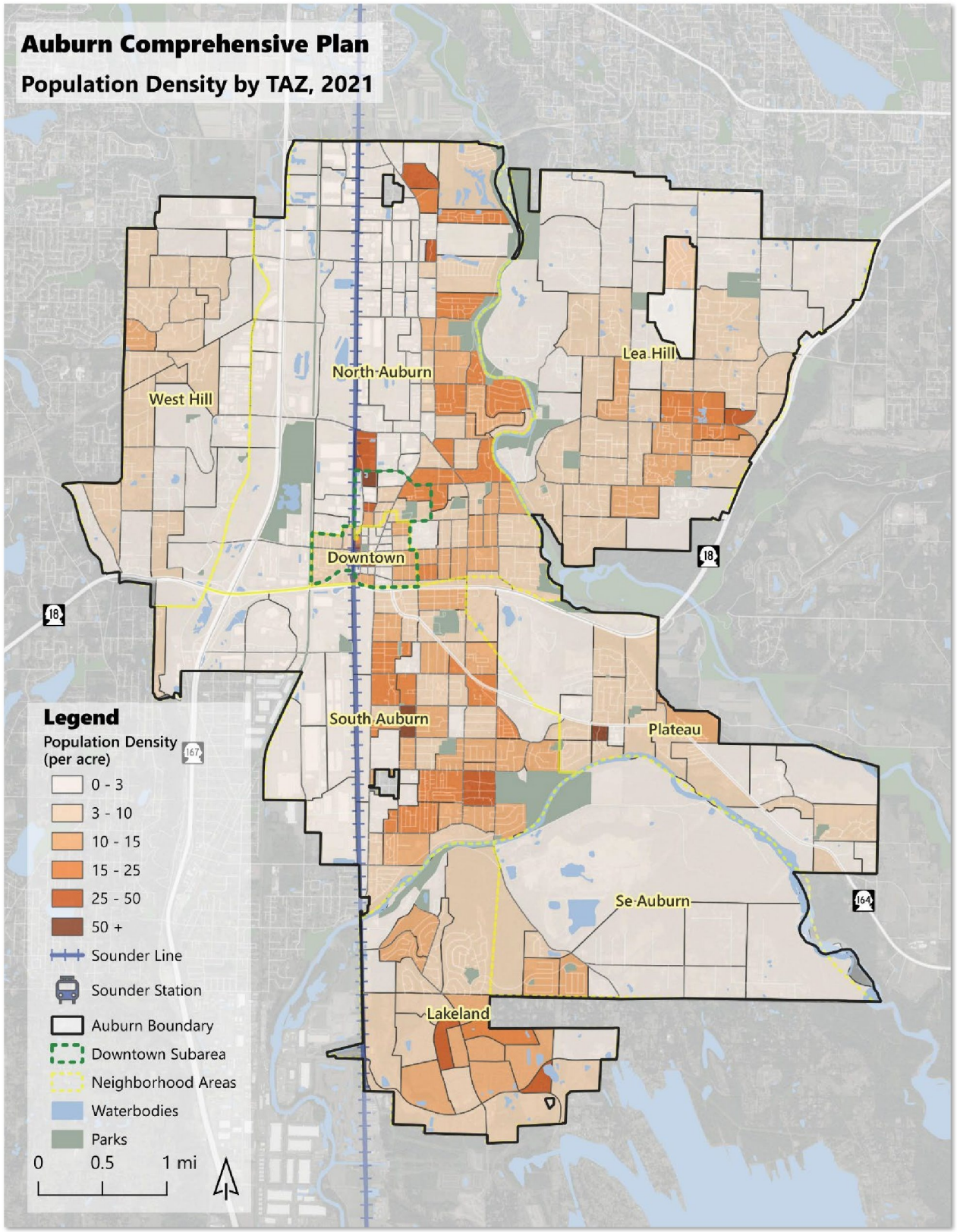
Source: Washington Office of Financial Management

In the 1950-2000 era, the City grew rapidly, with an average population increase of 4.2% per year and a total increase of 36,550 residents over the 50-year period. In the 22-year period since 2000, Auburn has grown by another 45,703 residents, outpacing the growth of the previous 50 years as well as annexing three areas with substantial development potential since 1990. Housing units increased by 12%

[2] Washington Office of Financial Management (OFM) April 1, 2023 Official Population Estimates

between 2010 and 2020, though population increased by 25% over the same period, suggesting that the supply of housing units may not be keeping up with demand. Rapidly increasing population can also have effects on many aspects of planning and city management, including infrastructure capacity, transportation and traffic, and school capacity.

Figure 4. Population Density



Source: King & Pierce County Buildable Lands Reports GIS Data, City of Auburn, Leland Consulting Group

- Population density is generally between 3-10 persons per acre across the City with greater nodes of density in North Auburn, South Auburn, Lea Hill, and Lakeland Hills; where there are smaller lots with single-family homes and attached housing.

Population by Age

Based on the 2020 Census, the last universal assessment of population structure, Auburn's population of 19 years old or younger made up 27.9% of the total population, and the senior population (ages 65 years and over) was 11.4% of the total population.

Figure 5 compares Auburn to King County and Pierce County averages using broad age categories.

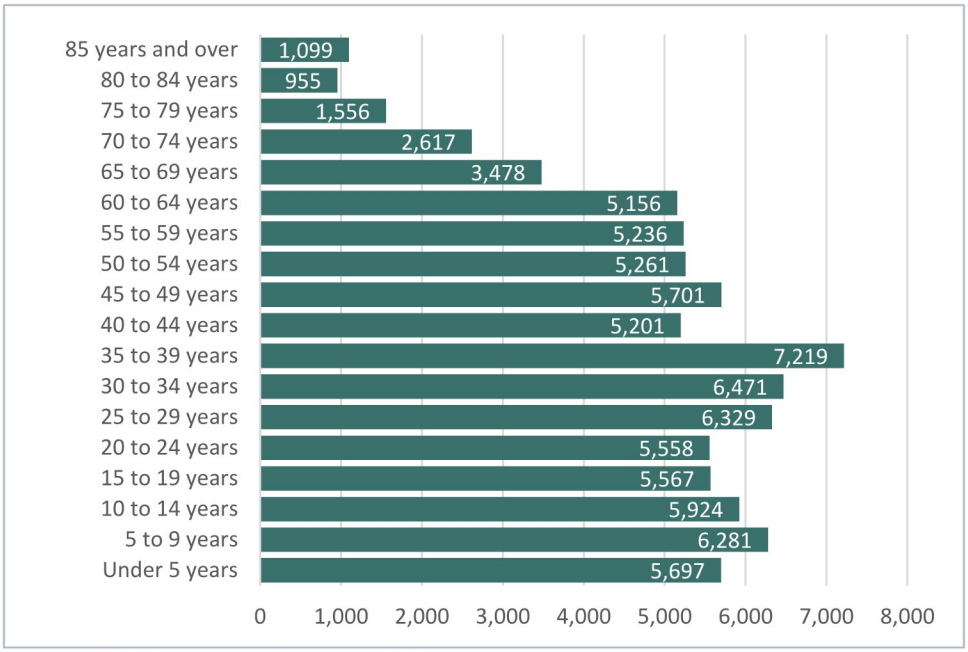
Figure 5. Auburn, King, and Pierce County Age Category Distributions, 2020

	19 and Younger	20 – 64 Years	65 Years and Over
Auburn	27.9%	60.7%	11.4%
King County	22.3%	64.5%	13.2%
Pierce County	25.9%	60.3%	13.8%

Source: US Decennial Census, 2020

- Auburn has a higher percentage of residents 19 years old and younger than both King and Pierce County averages, a similar percentage of residents between 20-64 years old as both counties, and a lower percentage of residents over 65 years old compared to both counties, but the differences are not substantial.

Figure 6. Age Category Distributions, 2020



Source: US Decennial Census, 2020

- The largest age group in Auburn is 35 to 39 years old, making up 8.5% of the population total. This group will start turning 65 by 2050.
- In the next ten years, another 10,392 individuals will be 65 years or older, adding another 12% to the retiree population.
- Auburn's growing population is becoming younger over the years with those under 20 years old making up over a quarter of the population.

Household Size

Figure 7. Average Household Size: Auburn, King County, and Pierce County

	Average Household Size	Average Family Size
Auburn	2.71	3.27
King County	2.40	3.02
Pierce County	2.61	3.10

Source: 2021 American Community Survey 1-Year Estimate

- According to American Community Survey estimates in 2021, Auburn has an average household size of 2.71 persons, a slight increase from 2.67 in 2010.
- The median household size is higher compared to King County which has an average household size of 2.40 persons, and higher than Pierce County which has an average household size of 2.61 persons.

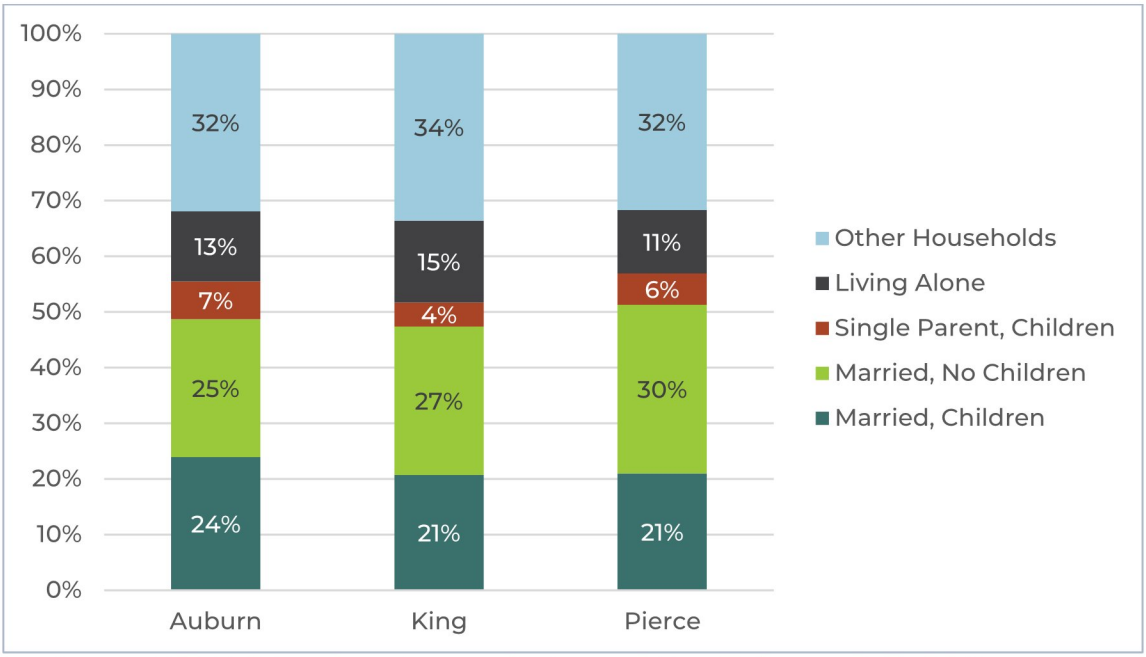
Figure 8. Household Size: Auburn, King County, and Pierce County

Household Size	Auburn	King	Pierce
1-person household	22.6%	29.9%	24.4%
2-person household	32.8%	34.0%	34.1%
3-person household	18.1%	15.1%	17.1%
4-or-more-person household	26.6%	21.1%	24.4%

Source: 2020 American Community Survey 5-Year Estimates, Table S2501

- Auburn has a lower percentage of 1-person households compared to King County but is similar to Pierce County.
- There is no significant difference in percentage between 2- and 3-person households in Auburn compared to King and Pierce counties.
- One-third of Auburn households are 2-person households.

Figure 9. Households and Families: Auburn, King County, and Pierce County



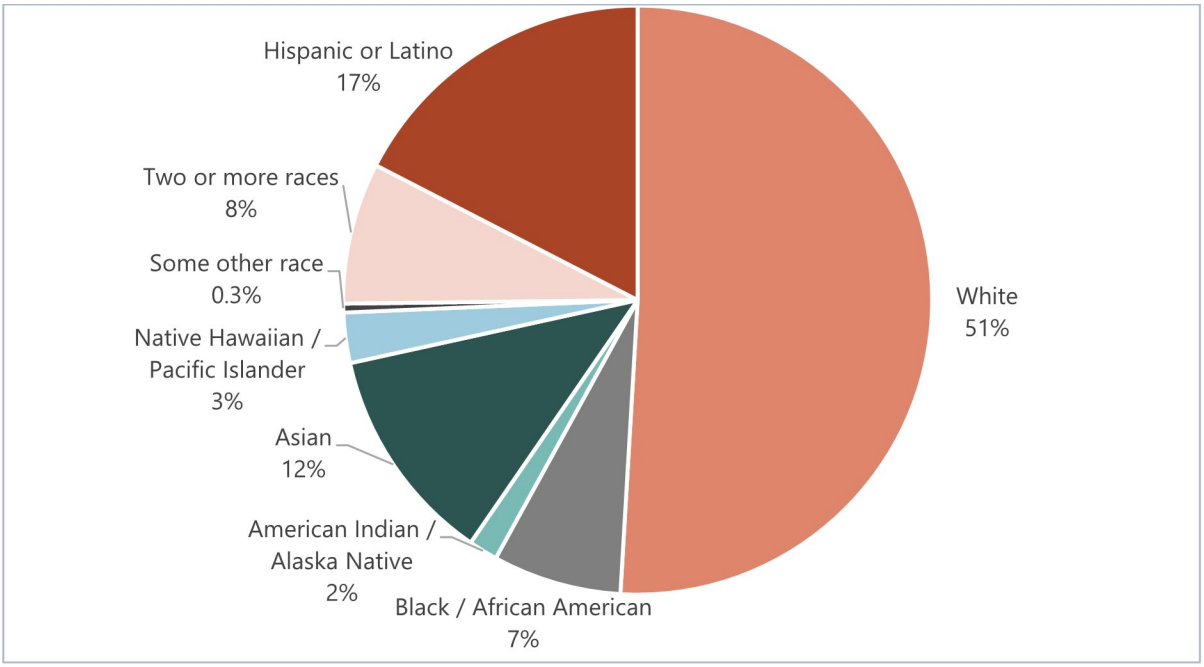
Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP02

- A quarter of households in Auburn are married with no children.
- Auburn has a slightly higher percentage of those married with children compared to King and Pierce counties.
- In general, Auburn's household composition is similar to both King and Pierce Counties.
- Auburn has a slightly larger percentage of single parents with children households (7%) compared to King County (4%) and Pierce County (6%).

Racial Composition

Auburn's racial and ethnic makeup is more diverse than that of King County and of Washington as a whole, with 49% of residents identifying as BIPOC (Black, Indigenous, or People of Color), compared with 43% in King County and 34% statewide. The City has become increasingly diverse since 2010, with notable increases in the share of Hispanic/Latino residents from 10% to 17%, Black/African American residents from 5.7% to 7%, and Native American, Hawaiian, and Alaskan residents from 3% to 4.8%.

Figure 10. Race and Ethnicity in Auburn (2021)



Source: 2020 ACS 5-Year Estimates, Table DP05

An increasingly diverse population can present language accessibility issues. About 69% of Auburn residents speak only English at home, with 12% speaking Spanish, 9% speaking an Asian or Pacific Island language, 7% speaking other Indo-European languages, and 2% speaking other languages at home. Notably, around 45% of Auburn residents who speak a language other than English at home have limited English proficiency, an important consideration as the city continues to become more diverse.

	Auburn	King County	Pierce County
English Only	70.1%	71.6%	84.9%
Spanish	11.5%	6.6%	6.0%
LEP Spanish	42.6%	40.6%	33.7%
Other Indo-European Languages	7.1%	6.9%	2.7%
LEP Other Indo-European Languages	41.2%	26.0%	32.0%
Asian and Pacific Island Languages	9.2%	12.1%	5.5%
LEP Asian and Pacific Island Languages	47.1%	43.7%	44.5%
Other Languages	2.1%	2.8%	0.8%
LEP Other Languages	33.0%	38.0%	32.6%

Languages Spoken at Home

Figure 11. Languages Spoken at Home
Source: 2017-2021 American Community Survey 5-Year Estimates, Table S1601

- An increasingly diverse population can present language accessibility issues. About 70% of Auburn residents speak only English at home, with 11% speaking Spanish, 9% speaking an Asian or Pacific Island language, 7% speaking other Indo-European languages, and 2% speaking other languages at home.
- Notably, around 40% of Auburn residents who speak a language other than English at home have limited English proficiency (LEP), an important consideration as the City becomes more diverse.

Population Living with a Disability

Figure 12 compares Auburn, King County, and Pierce County populations living with a disability. Figure 13 shows characteristics of Auburn's population living with a disability.

Figure 12. Auburn, King County, Pierce County Population Living with a Disability

Total civilian non-institutionalized population		With Disability	% of Total
Auburn	84,846	10,160	12.0%
King County	2,238,712	216,031	9.6%
Pierce County	896,180	122,382	13.7%

Source: 2017-2021 American Community Survey 5-Year Estimates, Table S1810

Figure 13. Auburn's Estimated Population Living with a Disability

	Total	With a disability	Percent with a disability
Total civilian non-institutionalized population	84,846	10,160	12.0%
Population 5 to 17 years	16,204	1,345	8.3%
With a hearing difficulty	(X)	207	0.9%
With a vision difficulty	(X)	205	0.9%
With cognitive difficulty	(X)	731	4.5%
With ambulatory difficulty	(X)	46	0.3%
With a self-care difficulty	(X)	156	1.0%
Population 18 to 64 years	53,507	11,126	20.8%
With a hearing difficulty	(X)	920	1.7%
With a vision difficulty	(X)	1,008	1.9%
With cognitive difficulty	(X)	2,837	5.3%
With ambulatory difficulty	(X)	2,620	4.9%
With a self-care difficulty	(X)	1,374	2.6%
With an independent living difficult	(X)	2,367	4.4%
Population 65 years and over	9,439	6,709	71.1%
With a hearing difficulty	(X)	1,381	14.6%
With a vision difficulty	(X)	581	6.2%
With cognitive difficulty	(X)	834	8.8%

With ambulatory difficulty	(X)	2,385	25.3%
With a self-care difficulty	(X)	156	7.9%
With independent living difficulty	(X)	1,372	14.5%

Source: 2017-2021 American Community Survey 5-Year Estimates, S1810

- Approximately 12% of Auburn's total population is living with a disability. This is higher compared to King County (9.6%) and slightly lower than Pierce County (13.7%).
- About 20% of the adult population aged 18 to 64 are living with a disability.
- The most prevalent disability for those under 18 years is cognitive difficulty and also for those 18-64.
- A quarter of those over the age of 64 experience ambulatory difficulty (difficulty walking).

Workforce and Commuting Profile

Understanding future population and employment growth is essential for planning. King County, Pierce County, the Puget Sound Regional Council (PSRC), and the Washington State Office of Financial Management (OFM) are each involved in forecasting population and job growth in Auburn over the coming decades, and this section will summarize the currently available forecasts from these agencies which can be used to inform future actions on land use, infrastructure, housing, economic development, and transportation in Auburn.

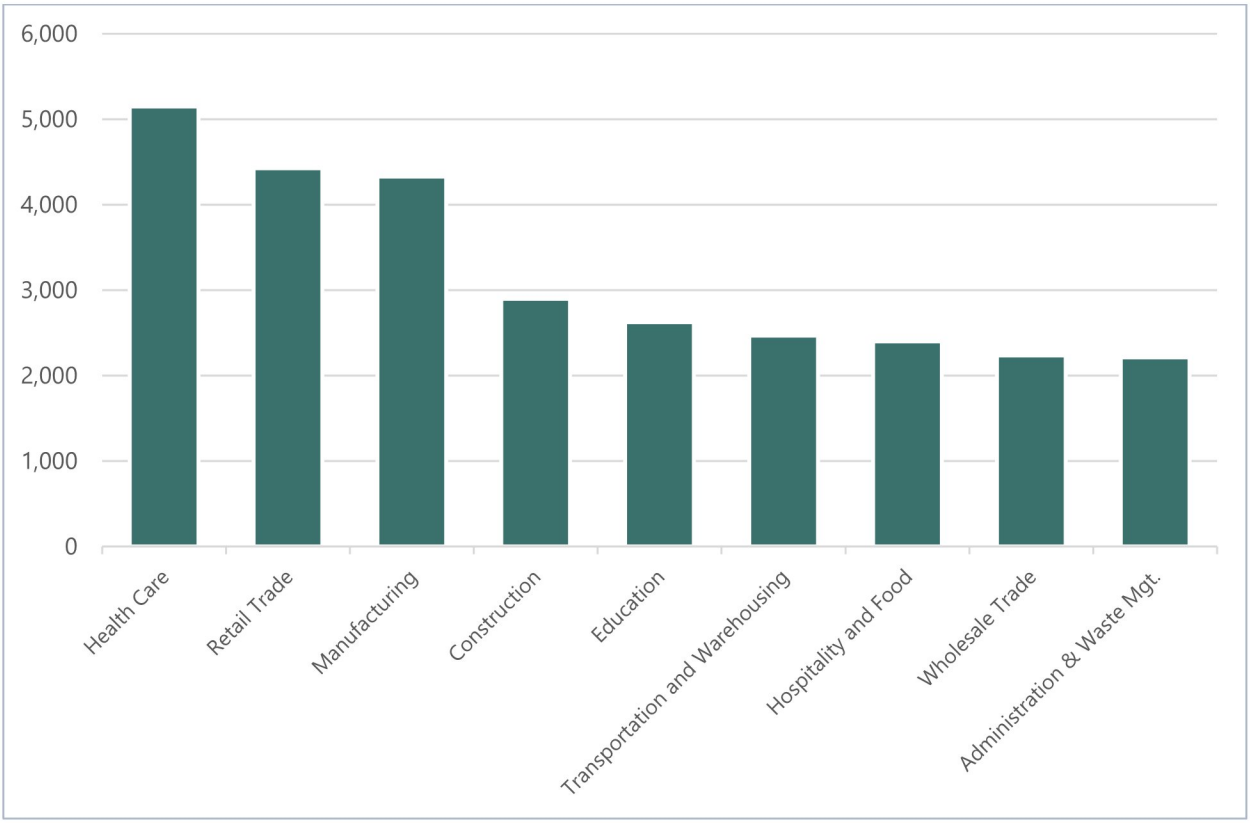
Jobs to Housing Ratio

The Jobs to Housing ratio in Auburn as of 2021 was 1.48. This is higher than the King County average of 1.34, showing Auburn's importance as a regional jobs center, particularly in Manufacturing and Health Care.

Major Employment Locations

The top ten industry sectors in which Auburn residents were employed in 2020 is shown in Figure 14. Auburn has traditionally been a blue collar community since its initial early 20th century population boom stemming from the construction of a railroad freight terminal. Despite a decrease in manufacturing employment in the 1990s and early 2000s, 12% of Auburn residents were currently employed in the industry in 2020. Since the recession of 2008, the number of Auburn residents employed in health care, retail, and construction have increased substantially and the overall diversity of jobs worked by Auburn residents has increased, reflecting the rapidly increasing population and shifts in demographics discussed previously. Between the 2019 and 2020 data, healthcare jobs overtook manufacturing for the highest share of jobs worked by Auburn residents.

Figure 14. Auburn Workforce Top Industry Sectors (2020)

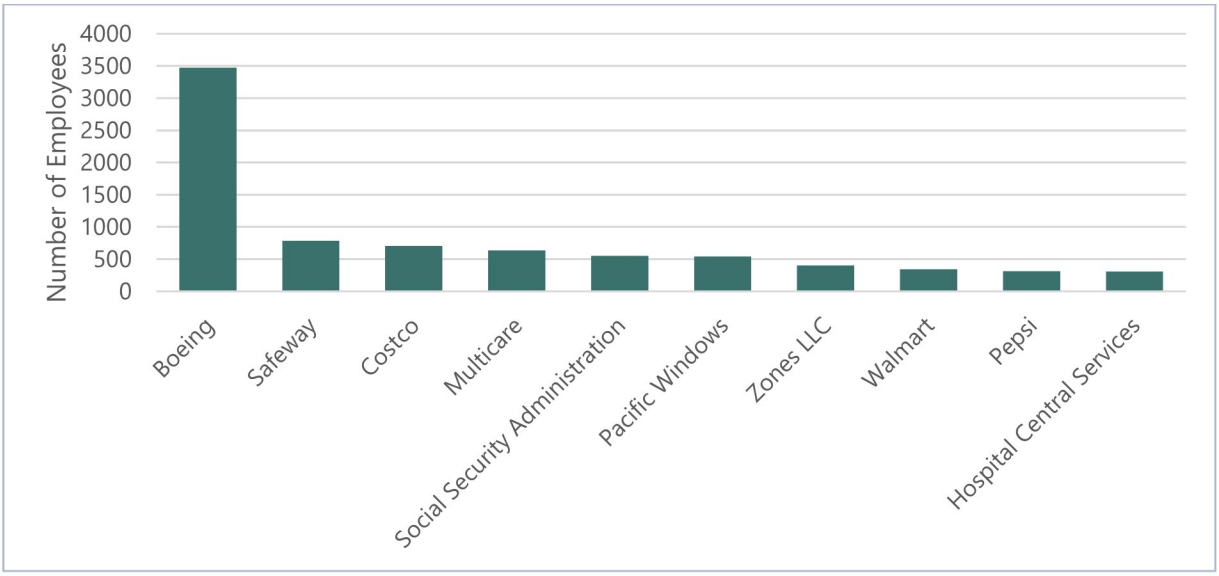


Source: US Census Longitudinal Employer Household Dynamics (LEHD), via Census On The Map

The top employers in Auburn are shown in Figure 15. Boeing is the largest employer in the City, as it has been for several decades, followed by a variety of retail, manufacturing, and wholesale businesses, as well as Multicare, the regional hospital and health care center in Downtown Auburn. The top ten employers in Auburn currently account for about 23% of the jobs in the City, down from 55% in 2011 and 85% in 2002,[3] further demonstrating the increasing diversity of business activity in Auburn in recent decades.

Figure 15. Top Ten Employers in Auburn (2022)

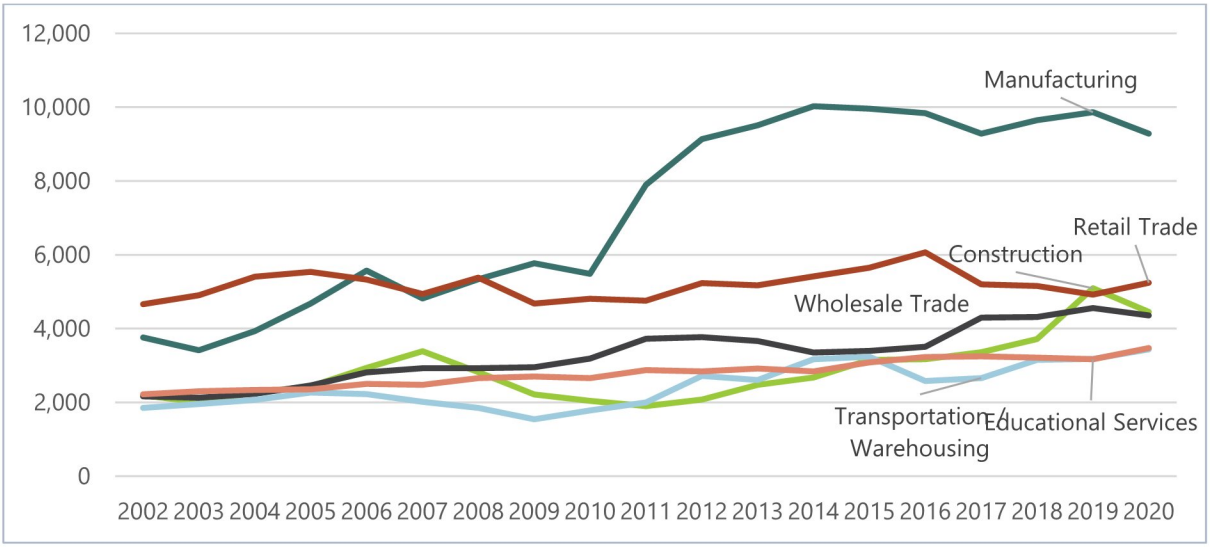
[3] 2015 Auburn Comprehensive Plan



Source: Washington Employment Security Department

As of 2020, there were 45,804 jobs located in Auburn. The top sectors are shown in Figure 16 along with their change over the past two decades. Despite decreases in the manufacturing industry from 1990 and 2000 noted in Auburn's previous (2014) comprehensive plan, the sector has seen rapid increases since the 2008 financial crisis and now accounts for over 20% of jobs in the City. There have been recent increases in construction jobs and interestingly in retail, even with the onset of the COVID-19 pandemic in the most recent data year. Full impacts of the pandemic on Auburn's job growth and distribution will become clearer when further years' data becomes available from the Census.

Figure 16. Top Industry Sectors in Auburn (2002-2020)

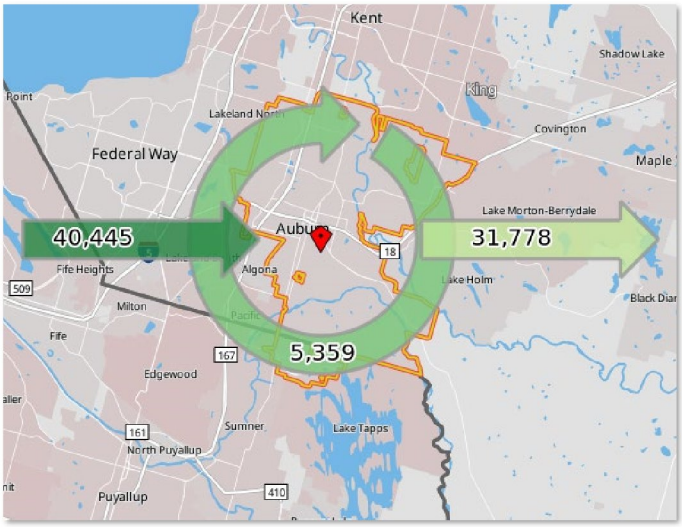


Source: US Census Longitudinal Employer Household Dynamics (LEHD), via Census On The Map

Daily Inflow and Outflow: The Auburn Commute

As of 2020, 5,359 Auburn residents, or 15% of the population both lived and worked in the City. The remaining 85% of those who worked in Auburn commuted from outside the City. As shown in Figure 17, there are more people who work in Auburn and live elsewhere than those who live in Auburn and work elsewhere. This results in an increased pool of residents and employees who engage with City services and businesses. Although this data predates the COVID-19 pandemic, the relatively large share of in-person manufacturing and retail jobs in the City suggests that the commuting patterns may have been less affected by the pandemic in Auburn compared with other areas which have a higher share of office jobs.

Figure 17. Auburn Daily Commuting Patterns (2020)



Source: US Census On The Map

Means of Transportation and Travel Time to Work

Means of transportation and travel time to work indicators provide a sense of how Auburn compares to both counties overall in terms of convenience and preference for using alternative modes of transportation (excluding car, truck, or van) and commute burden. Figure 18 shows the means of transportation for workers over 16 years old in Auburn, King County, and Pierce County, while Figure 19 provides mean travel time to work for workers over 16 years who do not work at home.

Figure 18. Means of Transportation to Work

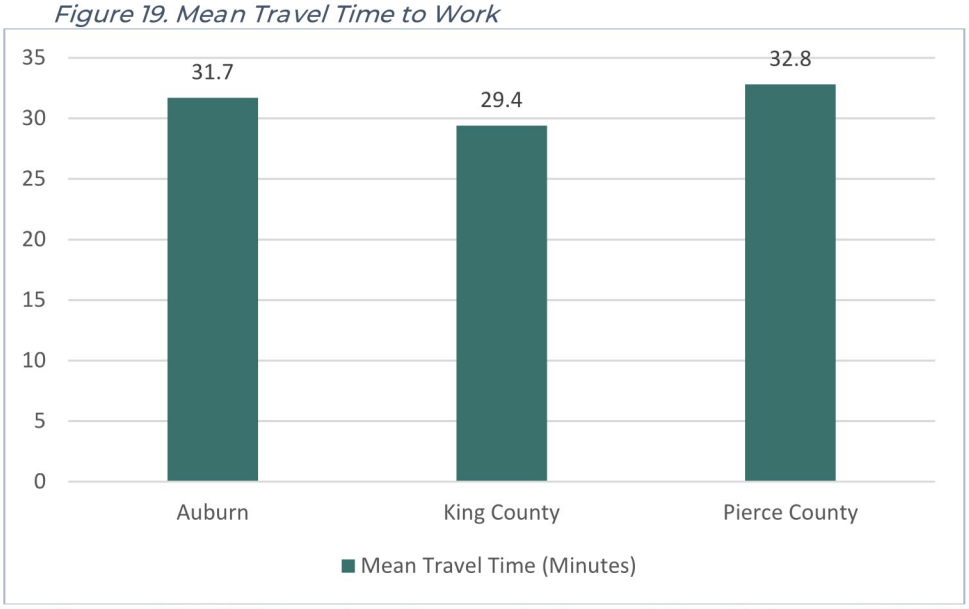
Total Workers 16 and Older	Auburn	King	Pierce
Total Workers 16 and Older	42,071	1,203,566	439,523
Car, truck, or van - drove alone	72%	55%	75%
Car, truck, or van - carpooled	12%	9%	10%
Public transportation	5%	11%	3%
Walked	2%	5%	2%
Other means (bicycle, motorcycle, taxi, etc.)	1%	3%	1%
Worked from home	9%	18%	9%

Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP03

- The majority of workers in Auburn, King County, and Pierce County travel by car, truck, or van alone.
- More workers carpool in Auburn (12%) compared to King (9%) and Pierce (10%) counties.

- Only 1% of commuters travel by other means in Auburn such as by bicycle, motorcycle, or taxi.
- The mean travel time to work in Auburn is consistent with travel times in King and Pierce counties.

Figure 19. Mean Travel Time to Work



Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP03

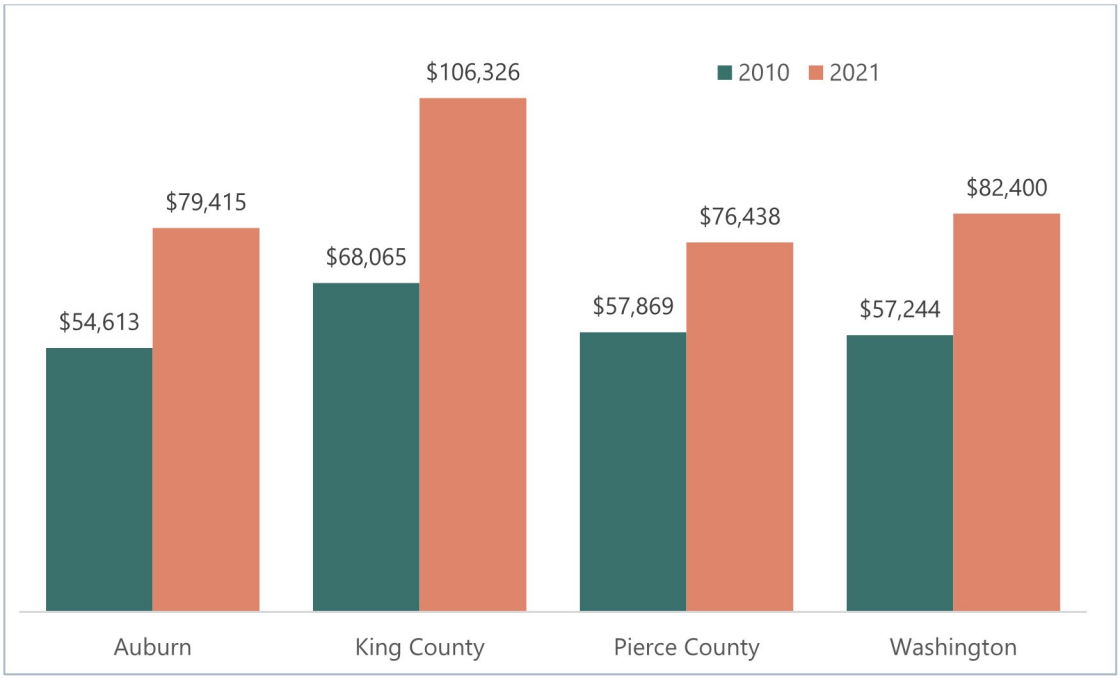
3 Household Economics

This section examines household incomes, and households' ability to provide food, shelter, and transportation. It helps estimate what portion of the population does not have the resources necessary to meet basic needs, as well as where assistance may be most beneficial.

Household Income

In 2021, Auburn was estimated to have 30,547 occupied households, an increase of 17% since 2010. The average household size was 2.77, larger than the King County average of 2.44. This is likely due to the larger share of family households in Auburn, at 72%, compared with 57% in King County, and a smaller share of householders living alone. This reflects Auburn's suburban development patterns compared with some of the denser urban areas in Seattle and its closer-in suburbs. About 59% of Auburn's households are homeowners and 41% are renters, a slightly lower share of homeowners than Washington as a whole, but higher than the King County average.

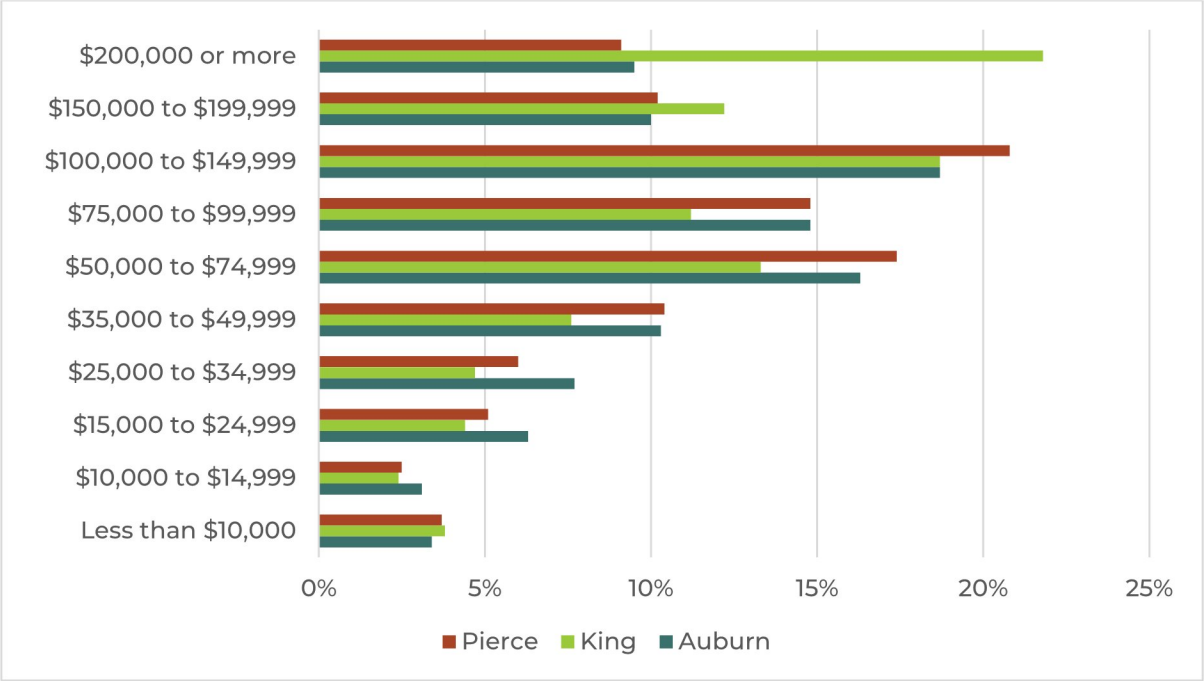
Figure 20. Inflation-Adjusted Median Household Income in Auburn with Regional Comparison (2021)



Source: 2010, 2021 ACS 5-Year Estimates, Table S2503

Auburn's median household income was $79,415 in 2021, an increase of 45% from $54,613 in 2010. As shown in Figure 20, Auburn's incomes are on par with statewide and Pierce County averages but lag behind the higher incomes of Seattle residents and other King County households. Rental households in Auburn earn significantly less than ownership households – the average renter household earns $50,091 compared with $106,521 for ownership households. Auburn's BIPOC households are more likely to be renters. Around 46% of renters are non-white residents, compared to 33% of homeowners. These types of intersections of income, race, and access to housing and wealth-building are important considerations when planning to accommodate the needs of all Auburn residents.

Figure 21. Household Income Segmentation



Source: 2017-2021 American Community Survey 5-Year Estimates, Table S1901

- Auburn is more similar to Pierce County in household income segmentation than it is to King County.
- 31% of households in Auburn earn less than $50,000 per year, compared to 28% in Pierce County and 23% in King County.
- The American Community Survey estimates that 9.6% of Auburn's population is below the poverty level (ACS 2017-2021). This is slightly higher than Pierce County (8.8%) and King County (8.4%).

Median Household Income by Size Estimates

Figure 22. Median Household Income by Household Size

	Auburn	King County	Pierce County
Average Median Income:	$79,415	$106,326	$82,574
1-person households	$36,164	$56,235	$43,374
2-person households	$81,881	$117,288	$86,479
3-person households	$103,806	$140,378	$101,655
4-person households	$111,504	$164,768	$109,688
5-person households	$102,773	$146,709	$111,186
6-person households	$114,849	$133,729	$116,300
7-or-more-person households	$102,332	$124,283	$132,707

Source: 2017-2021 American Community Survey 5-Year Estimates, Table B19019

- The average median household income across all households is lower in Auburn ($79,415) than in King ($106,326) and Pierce ($82,574) counties.
- In Auburn 7-or-more-person households have a lower median income than those with 5 or 6-person households.
- King County households have significantly higher median income than Auburn households regardless of household size.

Food Stamps/SNAP Program

- Approximately 15.6% of households in Auburn receive food stamps (ACS, 2017-2021 Estimates, Table DP03).
    - This is higher compared to the percentage of households receiving food stamps in King and Pierce Counties, where 8% of households in King County receive food stamps, and 11.7% of households in Pierce County receive food stamps.
- Approximately 54% of households in Auburn receiving food stamps have children under 18 years old.
    - This is significantly higher compared with King County, where 40% of households receiving food stamps have children under 18, and higher compared with Pierce County, where 45% of households receiving food stamps have children under 18 years.
- 16.8% of households receiving food stamps in Auburn identify as being Hispanic or of Latino origin.
- 35% of households receiving food stamps in Auburn have had 2 or more workers in the past 12 months.
- According to the Office of Superintendent of Public Instruction Washington State as of October 2022, 71.3% of the Auburn School District student population are eligible for Free or Reduced- Price meals. This is significantly higher than the Washington State percent of 52% eligible students out of the total enrolled population.
    - 12,312 Auburn School District students out of a total of 17,165 enrolled were eligible for free lunches as of October 2022 for the 2022-2023 school year.

Homeless Population

Estimating the total homeless population is difficult. The U.S. Department of Housing and Urban Development requires jurisdictions to conduct a Point in Time (PIT) count, which is an estimate of people experiencing sheltered and unsheltered homelessness on a single night. In King County, the 2022 PIT count estimated 13,368 individuals experiencing homelessness, a significant increase since the reported 2014 count of 3,123. In prior years, the unsheltered PIT was conducted by volunteers on one night in January, using a combination of a census and a survey.

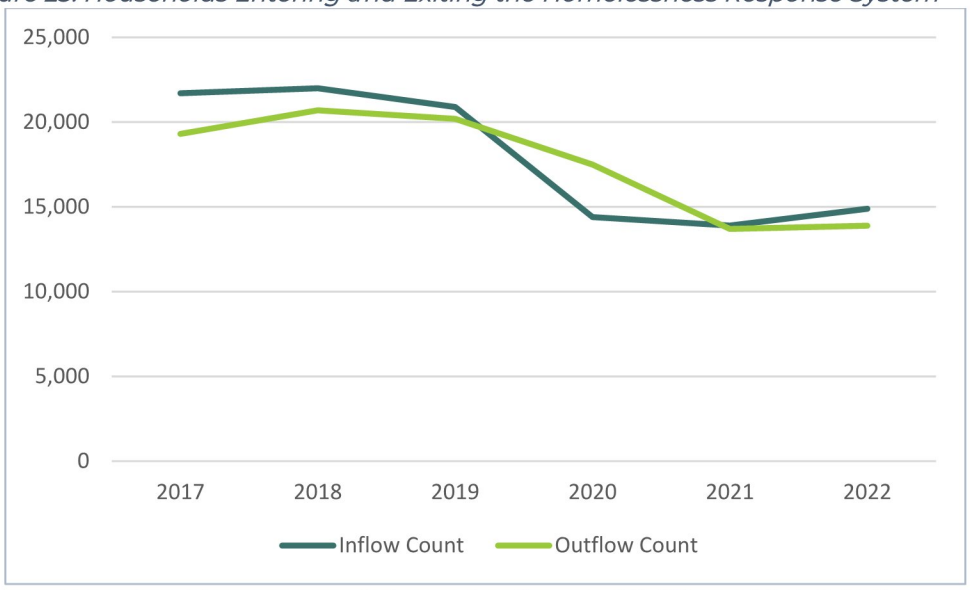
The PIT is widely understood to be an undercount, especially as it represents a single night rather than a full year. Some likely individuals and families are

improvising with camping, sleeping in their cars, rotating through weekly motels, and spending nights in someone's spare room or couch with no fixed living situation. The recent King County Department of Community and Human Services Cross Systems Homelessness Analysis found that at least 40,871 people experienced homelessness at some point in 2020 (KCRHA, 2022).

Unsheltered homeless counts illuminate the local gap in services for the homeless. Homelessness continues to have a disproportionate impact on communities of color. Based on the PIT analyses, 25% of people experiencing homelessness in King County identify as Black/African-American, but according to the 2020 U.S. Census, only 7% of King County's population identifies as Black/African-American. Similarly, 9% of people experiencing homelessness identify as American Indian, Alaskan Native, or Indigenous, but that group makes up only 1% of King County's population (KCRHA, 2022).

As shown in Figure 23, in 2022 the number of households entering the homelessness response system was higher than the number of those exiting it, by about 1,000.

Figure 23. Households Entering and Exiting the Homelessness Response System



Source: Homeless Management Information System (HMIS) as of July 1, 2023

- According to the King County Regional Homelessness Authority (KRHA), when the number of households entering the homeless response system is higher than the number of those exiting it, the number of households becoming homeless and receiving services increases.
- More households are entering the system than exiting the system.
- Response efforts to COVID-19 decreased the number of those entering homelessness due to a combination of eviction moratoriums, stimulus payments, unemployment insurance, emergency rental assistance, and drops in rental prices (King County DCHS, 2021).

Employment and Labor Force Participation

Figure 24. Labor Force Participation and Unemployment Rate

	Population 16+ Years Old	% in Civilian Labor Force	Unemployment rate	% of Civilian Labor Force Below the Poverty Level
Auburn	65,949	68.3%	5.0%	47.4%
King County	1,836,285	70.2%	4.6%	49.9%
Pierce County	718,566	66.1%	5.0%	43.8%

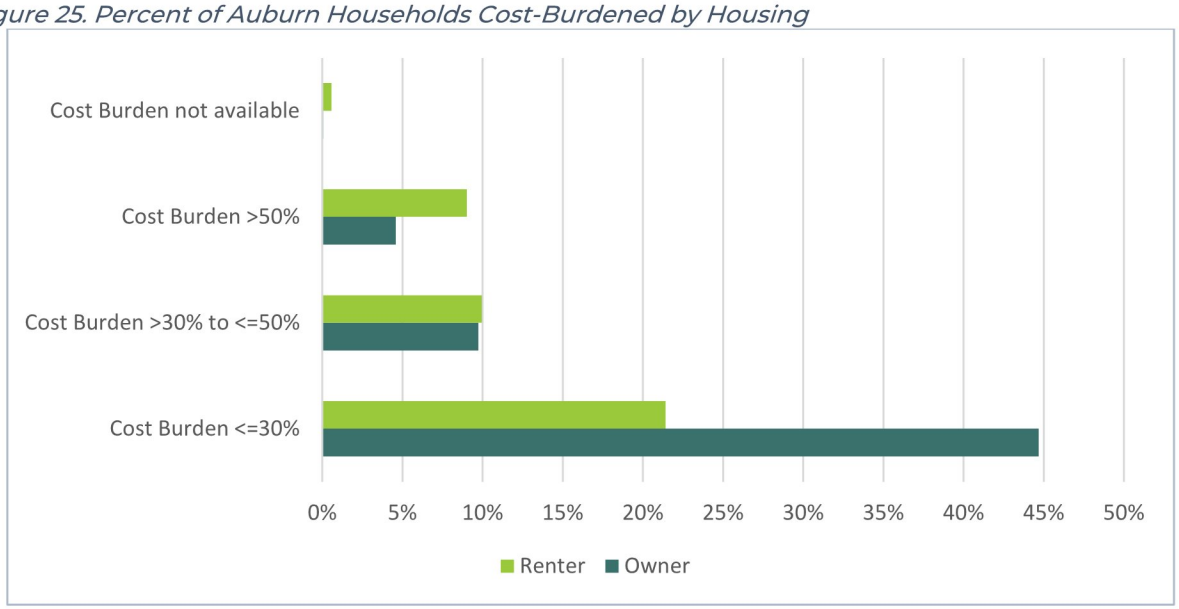
Source: 2017-2021 American Community Survey 5-Year Estimates, Table S2301

- Almost half (47.4%) of Auburn's labor force is below the poverty level. This is slightly lower than King County and slightly higher than Pierce County. This means about half of Auburn's population consists of the "working poor".
- Auburn's unemployment rate is consistent with King and Pierce counties and is exceptionally low at 5%.
- Historically, Auburn has had a higher percentage of labor force below the poverty level than King County, but this has changed in the past five years.

Housing Cost Burden

Households are considered "cost-burdened" if they spend more than 30 percent of their income on housing costs, including rent, mortgage, and utilities. Households that spend more than 30 percent of their monthly income on housing costs, including rent and utilities. A severely cost-burdened household spends more than 50 percent of its monthly income on housing costs. This metric can be used to analyze the gap between housing costs and affordability in Auburn.

Figure 25. Percent of Auburn Households Cost-Burdened by Housing



Source: 2006-2019 Comprehensive Housing Affordability Strategy, HUD

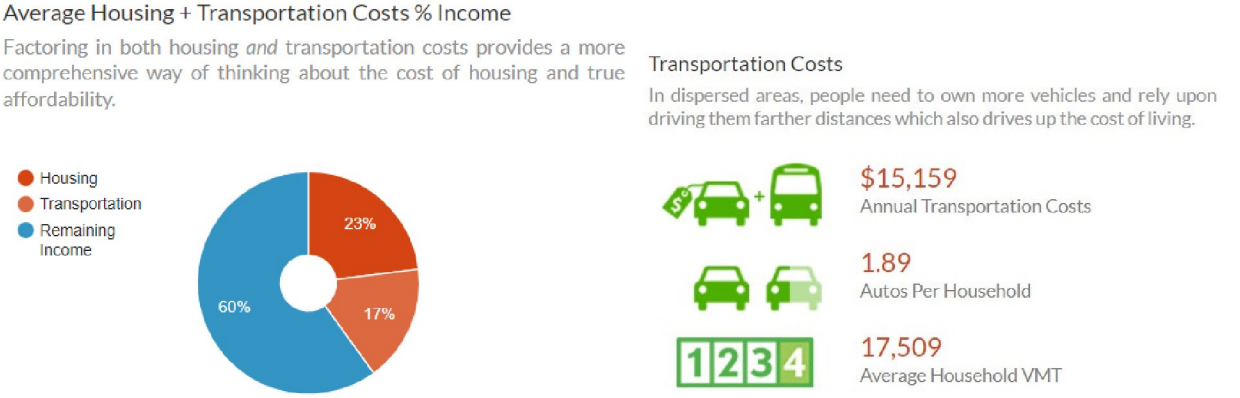
- About 45% of Auburn homeowners are not cost-burdened by housing costs compared to 21% of renters.
- One of every five renter households is either cost-burdened or severely cost-burdened by housing costs in Auburn.
- About 5% of Auburn homeowners are severely cost-burdened by housing.

Housing and Transportation Costs

The standard definition of cost burden does not factor in transportation costs. However, today, housing advocates and researchers stress the importance of considering transportation costs in affordability analyses, because many households relocate to the outer edges of metro areas in search of affordable housing, thereby increasing their transportation costs. Housing costs combined with transportation costs can exacerbate households' ability to meet their basic living needs within their means.

Center for Neighborhood Technology publishes a Housing+ Transportation Affordability Index (H&T Index) (most recently as of 2022), providing a ready-made data source for assessing the possible transportation cost burdening of Auburn residents. The H+ T Index calculates, through a series of statistical models, the transportation and housing costs for the "regional typical" and "regional moderate" household; "typical" means a household earning the regional AMI with the regional average number of commuting workers and persons per household, and "moderate" meaning a household earning 80% of AMI (but having the same number of workers and persons per household). Figure 26 shows that households in Auburn spend a combined 40% of their income on housing and transportation costs. Most households in Auburn spend about $15,000 annually on transportation costs.

Figure 26. Average Housing and Transportation Costs Graphics



Source: Housing and Transportation Affordability Index, http://htaindex.cnt.org/, October 2022

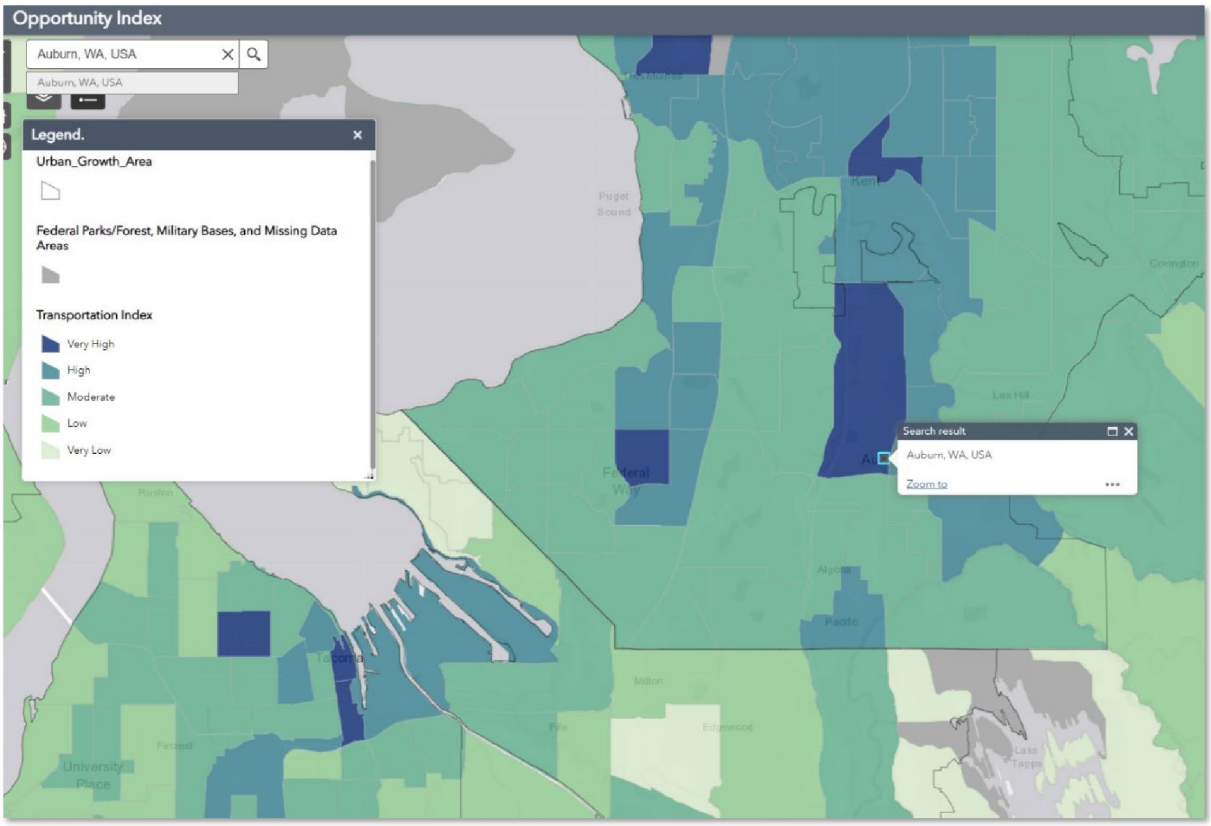
Placing housing near multiple modes of travel can help reduce travel costs to some degree and is supportive of recent legislation with HB 1110 permitting denser middle housing in proximity to transit stops.

Growth in areas of opportunity is based on an "Opportunity Index," which combines measures of five key elements of neighborhood opportunity and positive life outcomes: education, economic health, housing and neighborhood quality, mobility and transportation, and health and environment. The level of opportunity score (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their index scores. Areas of opportunity that experience greater proportions of growth may experience an increased risk of displacement.

The Puget Sound Regional Council created an opportunity mapping tool that assesses the amount of opportunity that exists in neighborhoods. Areas with lower opportunity are defined as places that score "Very Low to Low" – which represents the bottom 40% of scores in the region. Areas with higher opportunity are defined as places that score "Moderate to Very High Opportunity" – which represents the top 60% of scores among all tracts.

Figure 27 shows the opportunity index indicates there are high to very high opportunities for improved transportation in Auburn.

Figure 27. PSRC Opportunity Index, Transportation in Auburn



Source: Opportunity Mapping in Central Puget Sound Web App, PSRC, 2022

4 Housing Inventory and Affordability

This section describes the City's housing inventory including the proportion of housing that is affordable to segments of the City's population. The information shows information citywide and compares information to King County and Pierce County statistics.

Historically, the Growth Management Act, RCW 30.60A.070 required each fully planning city and county to prepare a housing element to meet the housing GMA goal. In 2022 with the passing of HB 1220, the housing GMA goal was amended to "plan for and accommodate housing affordable to all economic segments". With this change in the goal, the previous requirement to include an inventory and analysis of existing and projected housing needs was expanded to incorporate income-segment needs and emergency and permanent supportive housing.

VISION 2050, a regional growth strategy adopted by Auburn and PSRC jurisdictions, also identifies that the housing element should provide opportunities for a range of housing types and choices to meet the housing needs of all income levels and demographic groups.

Additionally, King County's Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. In 2021, 76% of low-income households in King County spent more than 30% of their income on housing. Only 21 units are affordable and available for every 100 extremely low-income households in King County.

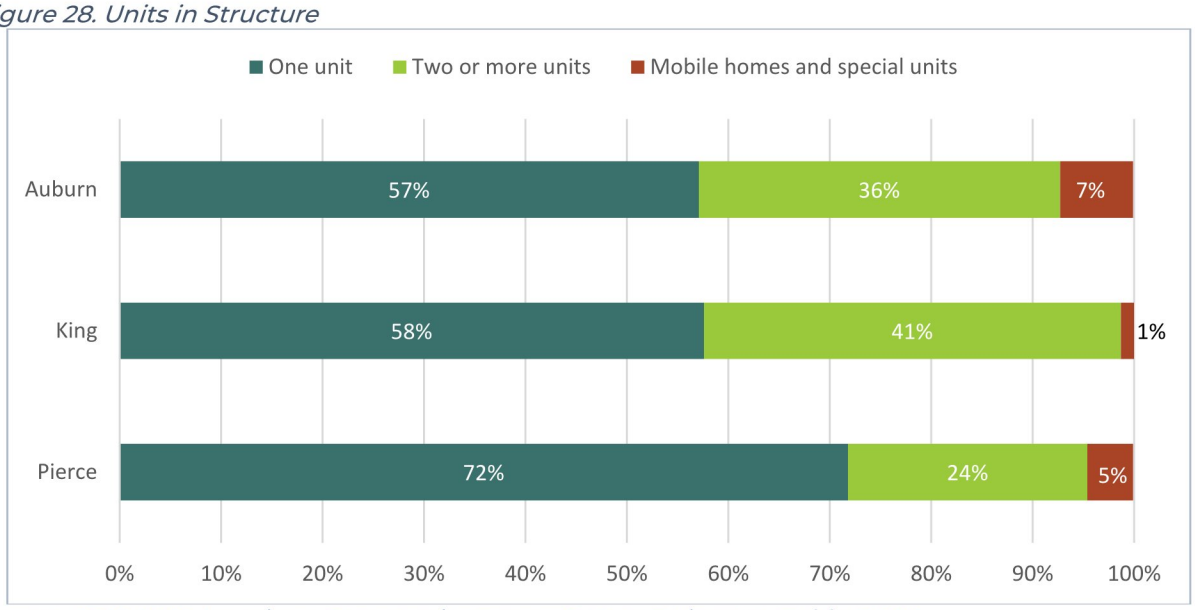
Housing Units

The housing inventory changes daily as new units are built and older units are torn down. The Washington State Office of Financial Management estimates current housing units for all Washington jurisdictions over time.

Figure 28 shows the proportion of housing units by unit type. The types include:

- One unit,
- Two or more units, and
- Mobile homes and special units.
    - Special units include permanent residents living in travel trailers, RVs, boats, sheds, tents, and others.

Figure 28. Units in Structure



Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP04.

- The majority of housing units in Auburn, King County, and Pierce County are single-family units (one unit). Auburn has fewer single-family units than Pierce and King Counties.
- Auburn has a larger proportion of housing units in mobile homes and special units (7%) compared to King County (1%).

Housing Types and Sizes

Figure 29. Number of Bedrooms

	Auburn		King County	Pierce County
Bedrooms	*Housing Units*	*Percent*	*Percent*	*Percent*
No bedroom (studios)	774	2.4%	7.7%	2.5%
1 bedroom	4,572	12.4%	16.7%	9.2%
2 bedrooms	9,457	29.2%	23.9%	22.9%
3 bedrooms	8,930	27.5%	26.4%	41.6%
4 bedrooms	7,282	22.5%	19.1%	19.1%
5 or more bedrooms	1,405	4.3%	6.2%	4.7%
Total Housing Units	32,420	100%	100%	100%

- *Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP04.*

- About half of Auburn's housing stock is 2-3-bedroom units, accounting for 56.7%

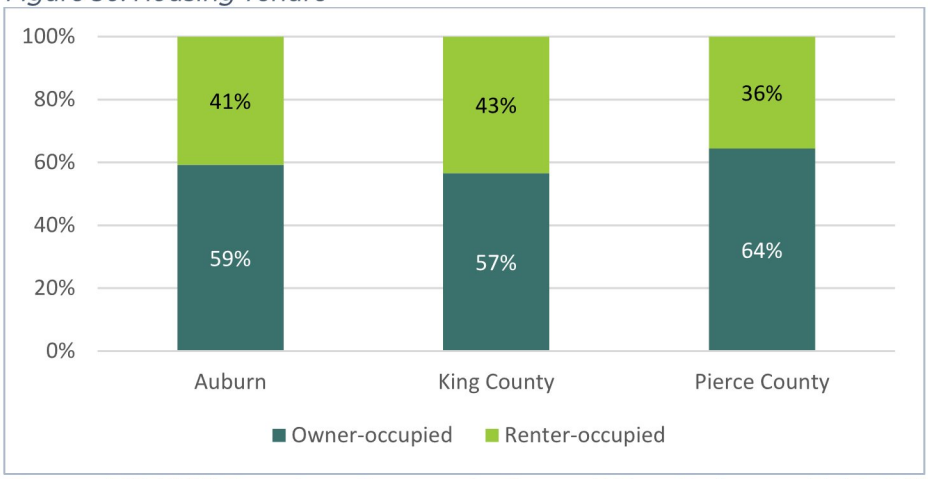
of housing units.

- Auburn's housing stock is about 26% large units with 4 or more bedrooms, which aligns with the approximately 26% of households with 4 or more persons (see Figure 8). This suggests Auburn does not have a shortage of larger units to accommodate its larger households.
- Auburn has a lower percentage of units with no bedrooms (studios) compared to King County, but similar in comparison with Pierce County.

Tenure

Tenure relates to the ownership status of a housing unit. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned" only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Figure 30. Housing Tenure



Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP04

- Auburn is similar to both King and Pierce Counties in housing tenure rates. Approximately 60% of housing units are owner-occupied and about 40% are renter-occupied.

Vacancy Rates

Vacancy rates are a leading indicator of a housing market, which can indicate future changes in housing prices and demand.

Figure 31. Vacancy Rates

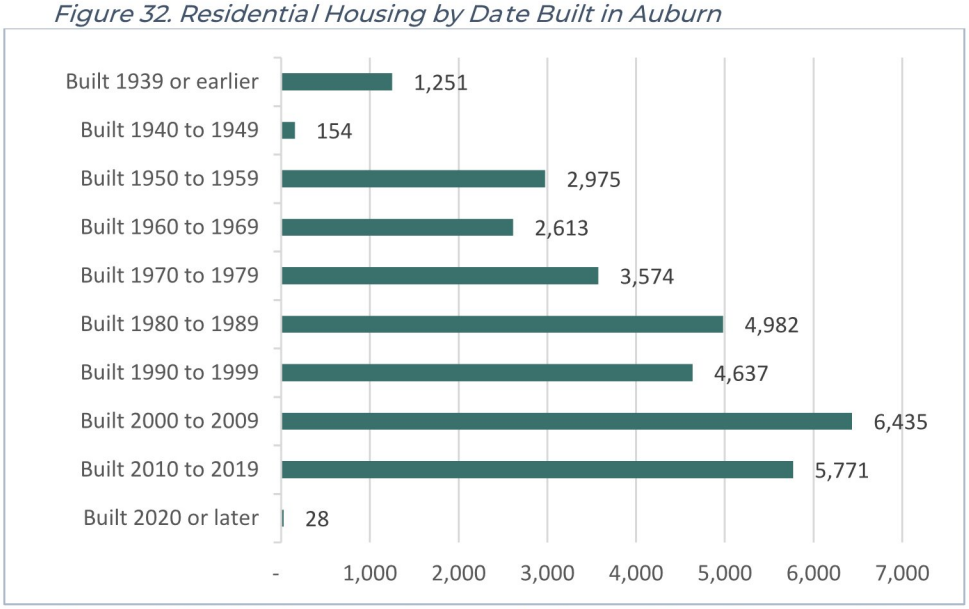
Unit Type	Auburn	King County	Pierce County
Homeowner	1.6%	0.8%	0.8%
Renter	5.5%	4.2%	3.7%
Vacant Housing Units	4.6%	5.7%	5.6%

Source 2017-2021 American Community Survey 5-Year Estimates, Table DP04

- Auburn's overall vacancy rate is 4.6%, which is lower than both King County and Pierce County and below the healthy market rate of 5-8%.
- Auburn's vacancy for owner-occupied units is 1.6%, higher than both King and Pierce counties. The homeowner vacancy rate is extraordinarily low for Auburn and both King and Pierce Counties, suggesting limited supply for those seeking to purchase a home.
- Auburn's renter vacancy rate is 5.5%. In general, a vacancy rate of 5% or less for rental units is considered a very tight market that will put upward pressure on prices and potentially stimulate investment in new housing stock.

Housing Units by Year Built

Figure 32. Residential Housing by Date Built in Auburn



Source: 2017-2021 American Community Survey 5-Year Estimates, Table DP04

Across all housing units, the age of structure is the single most important physical attribute in predicting the degree of structure quality. National research has demonstrated a negative correlation between the age of a unit and its condition. Generally speaking, a residential unit will have a functional life of around 40 years, at which point additional investments will be needed to maintain structural adequacy. Figure 32 presents the age of housing units for all residential structures in Auburn.

- Most of the new housing (built from 2001 to the present) has been concentrated mainly in the south and northeast regions of the city, particularly the Lakeland neighborhood and Lea Hill neighborhood.
- Most of the lots in the Downtown vicinity were developed before 1950. In South Auburn, housing was generally built in the 1950s. These structures are more than 50 years old, and many likely have structural deficiencies.

- There is some evidence of site-level redevelopment within these neighborhoods, which bodes well for future investment by property owners.
- Less than 20% of Auburn's housing stock was built in 2010 or later.

Housing Condition and Quality

Housing quality has many dimensions including structural integrity, energy efficiency, wear and tear, housing design, and relationship to amenities and services. There is no comprehensive data set that reports the quality of housing across all these domains. This analysis examines multiple dimensions of housing quality to ascertain the specific housing quality challenges experienced in Auburn.

County Assessors rate the building condition of each residential unit in their jurisdiction. The Building Condition values are rated relative to age and grade (that is, taking into account the age of the structure and the original building quality in terms of materials, craftsmanship, and design). They include:

1 = Poor- Worn out. Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, and numerous functional inadequacies. Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction; reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

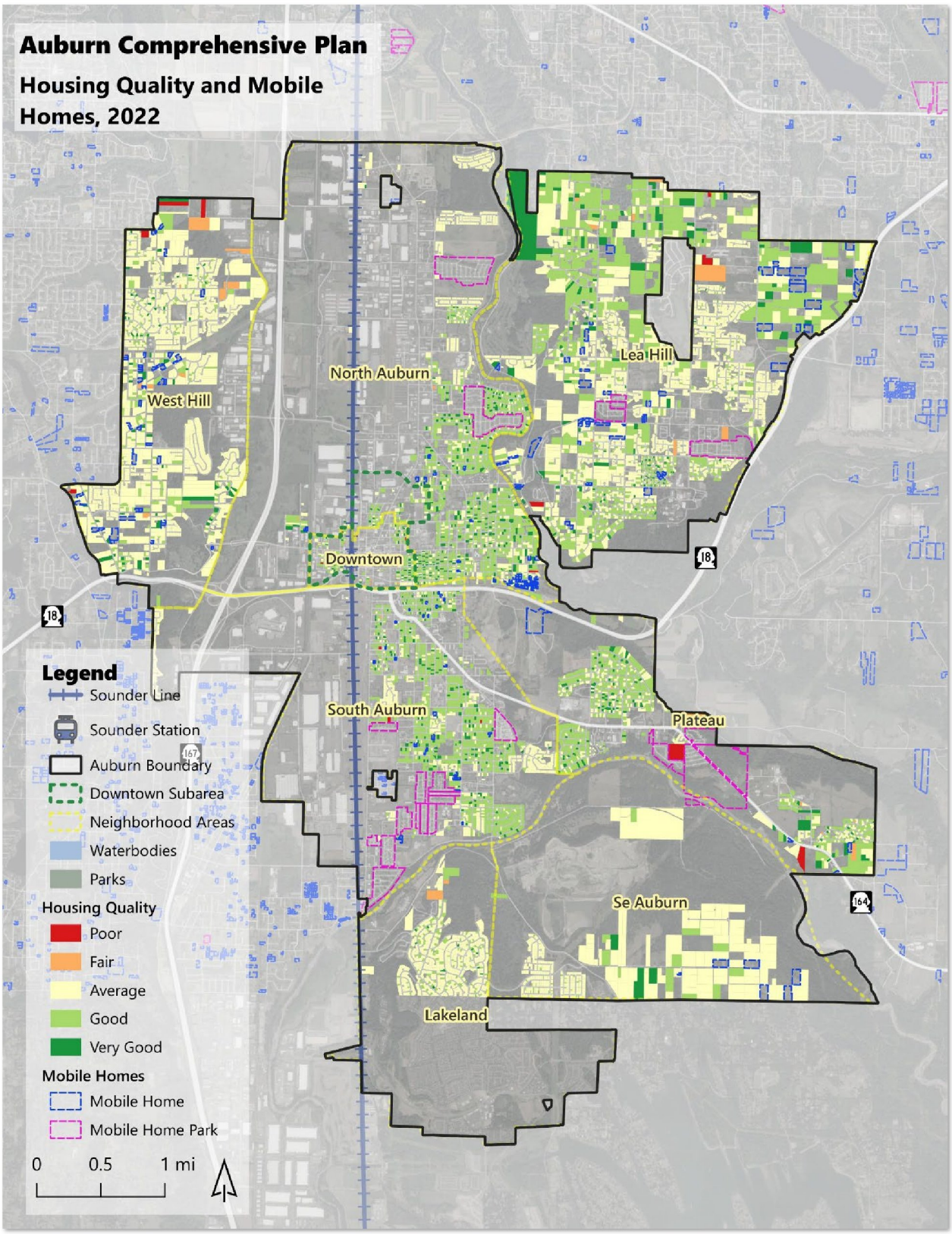
2 = Fair- Badly worn. Much repair is needed. Many items need refinishing or overhauling, deferred maintenance obvious, and inadequate building utility and systems all shortening the life expectancy and increasing the effective age.

3 = Average- Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. All major components are still functional and contribute toward an extended life expectancy. Effective age and utility are standard for like properties of its class and usage.

4 = Good- No obvious maintenance required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the typical property.

5 = Very Good- All items are well maintained, many having been overhauled and repaired as they have shown signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.

Figure 33. Housing Quality and Mobile Homes in Auburn, 2022



Source: King County Assessor, Leland Consulting Group

- King County and Pierce County Assessors' ratings of residential structure quality show a large proportion of the residential structures are considered to have average conditions (depicted in yellow), suggesting Auburn has a significant amount of housing stock for which maintenance has been deferred. Much of the housing stock in Auburn is older than 40 years and many structures may be approaching the need for more comprehensive refurbishment and updates to keep structures in a useful condition.
- Areas close to the downtown are dominated by housing rated as "good" and show evidence of investment indicated by the intermixing of higher-rated quality buildings such as in the area around Auburn High School and Washington Elementary School. Areas that are both dominated by lower ratings (average and poor) and show more homogeneity (lacking newer or higher-rated- structures) are likely to have more significant housing quality deficiencies.
- Building conditions rated 'poor' represent housing that has the greatest quality deficiencies and may pose a health or safety risk to inhabitants. Exhibit 32 overlays the number of mobile homes, demonstrating areas with higher concentrations of mobile homes tend to show average to fair to poor conditions. Mobile homes differ from stick-on-site built homes and are more difficult to update incrementally due to both structural and financing constraints. As a result, full replacement is necessary for mobile units with deferred maintenance or outdated systems.

Code Enforcement

The City's Code Compliance is a division of the Department of Community Development. They are responsible for enforcing several City ordinances including property maintenance, public nuisance regulations which include junk vehicles and tall grass. The enforcement of these codes helps maintain the character and quality of neighborhoods. Approximately 2,500 complaints are received and investigated each year.

This also includes ensuring that the proper permits have been issued for construction of projects, land clearing, grading and filling of property, placement of signs, and that businesses are operating in compliance with the City of Auburn Zoning Code.

The City has also established more specific requirements for housing conditions, as City staff have seen tenants living in substandard conditions with mold, moisture, rodent, and insect problems.

Neighborhoods with Unique Housing Conditions or Amenities

The City is made up of several neighborhood districts, as described in the city's Comprehensive Plan. These districts indicate general geographic areas of the city and may not reflect the boundaries or naming conventions found in other sources, such as real estate records. A summary of housing conditions and amenities is included below.

Downtown

Downtown is the City's core and was developed in the late 1880s to early 1900s. Downtown is designated it as a Regional Growth Center by the Puget Sound Regional Council. It has a population of about 2,267 and an employment base of 3,162 as of 2022 (2024 Auburn Downtown Plan). About a quarter of the housing units downtown are single-unit detached homes, primarily in the western and eastern quadrants. Almost a third of housing units in the downtown are in large developments of 50 units or more. The share of multifamily units in Auburn's downtown is much higher than that in the city as a whole, which is about half of single-unit detached homes. In Auburn's downtown, there is a significantly higher age of housing when compared with the region. Almost a quarter of housing units downtown were built before 1940, compared with only 4 percent in the city as a whole. This reflects Auburn's longer history as a city at an important railway junction dating back to the early 20th century.

North Auburn

North Auburn has housing focused east of Auburn Way North. Many of the properties were developed prior to the 1950s, with others developed in the 1970s, and few after the year 2000. The majority of residential properties in North Auburn are in "good" or "average" condition (see Figure 34). There are a few concentrated areas of mobile home units in the northern part of the neighborhood near the river that are in "poor" condition. Park land is located in several locations, along the river, the freeway, as well as in the southern portions of this neighborhood.

South Auburn

South Auburn was largely developed before or during the 1950s and 1960s. The majority of residential properties in the South Auburn neighborhood are in "good" or "average" condition. There are large concentrated areas of mobile homes in the southern part of the neighborhood near the river that are in "poor", "fair" or "average" condition. The City's Les Gove Community Campus with the library and Senior Center, as well as other centers and play areas, is located in South Auburn.

West Hill

West Hill to the northwest has single-unit detached homes built in the 1980s predominantly, with some apartment complexes developed before the 1950s. Most of the residential properties in the West Hill neighborhood are in "average" condition. West Hill has few mobile home units dispersed throughout the neighborhood. There are a few properties near the northern city boundary that are

in “fair” or “poor” condition, representing units built in the 1950s. There is little park land in the West Hill Area, but there are some schools that provide some amount of open space and recreation opportunities.

Lea Hill

Lea Hill reflects development across many decades, with the central area developed pre-1950s to the present day. The northern area developed in the 1960s, and the northeast in the 1990s. The majority of residential properties in the Lea Hill neighborhood are in “good” or “average” condition.

Plateau

The Plateau neighborhood was developed in the 1960s and 1970s predominantly. The majority of residential properties in the Plateau neighborhood are in “good” or “average” condition.

Lakeland

Lakeland is a master-planned community at the City’s southern border and was developed between 1990 and 2010. The majority of residential properties in the Lakeland neighborhood are in “average” condition or are new. Parks are located in several places within the development.

Southeast Auburn

Southeast Auburn is more lightly populated than other areas of the City. Homes are focused to the south and were developed generally between 1950 and 1990. The majority of residential properties in Southeast Auburn neighborhood are in “average” condition. Open space is located along the river.

Source: Leland Consulting Group and City of Auburn, 2023

Projected Housing Needs by Income Band

Projected housing needs by income band in Auburn are set by both King and Pierce counties, respectively. Analysis describing how Comprhenisve Plan Land Use and Zoning adequately accommodates King and Pierce County housing units by income band is found in section 5 of this document.

King County

On August 15, 2023 the King County Council unanimously adopted the Housing-related Countywide Planning Policy amendments recommended by the Growth Management Planning Council in GMPC Motion 23-1. The amendments include implementation HB 1220 and housing availability by income band.

The County CPP states, “while significant new housing growth is necessary to reach overall King County housing growth targets, new housing growth will not sufficiently address the housing needs for lower-income households without

additional government support for the creation of units restricted to income-eligible households—both rent-restricted units and resale restricted homes ("income-restricted units"); and the preservation of homes currently affordable at or below 80 percent of area median income. Local jurisdictions can create enabling environments and generate local revenue to support new housing development and housing preservation, but successful implementation requires resources and involvement from other levels of government, nonprofits, and the private sector."

Figure 34 - King County Housing Needs by Income Band

		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100 %	>100 to ≤120%	>120%	
			Non-PSH	PSH						
Metropolitan Cities	Bellevue	35,000	11,925	6,270	8,780	2,671	703	798	3,853	6,688
	Seattle	112,000	28,572	15,024	19,144	7,986	5,422	6,150	29,702	21,401
	Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293

Source: King County Ordinance 19660, Table H-1

Auburn is required to supply housing capacity for 12,000 new housing units, including 2,293 units of emergency housing. As shown in Figure 34, the greatest need for housing by affordability level is in the "extremely low" and "moderate" income levels. In addition to creating adequate capacity to accommodate the new housing units by 2024, goals and policies of the Comprehensive Plan were evaluated and amended where appropriate to assist in creating these new units.

Pierce County

Pierce County Council adopted new growth target allocations for Cities, Towns, and Unincorporated areas of Pierce County on July 7, 2023. Countywide Pierce County needs to accommodate 111,511 new housing units by 2044. This includes 112 new housing in the Pierce County portion of Auburn which is already nearly built out per Pierce County Buildable Lands Analysis. The greatest need for housing is in the 0-30% AMI range, accounting for nearly half of the 112 total units.

Figure 35. Pierce County Housing Needs by Income Band

		Pierce County Permanent Housing Needs by Income Level (% of Area Median Income)								Emergency Housing Needs (Beds)
			0-30%							
		Total	Non-PSH	PSH *	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Unincorporated Pierce County	Est. Supply (2020)	152,322	2,134	292	17,603	42,774	32,502	21,957	35,060	0
	Allocation (2020-2044)	32,048	4,140	5,594	5,943	4,697	2,022	1,833	7,817	1,961

Auburn	Est. Supply (2020)	3,963	0	33	134	493	1,141	680	1,482	8
	Allocation (2020-2044)	112	14	20	21	16	7	6	27	7

Source: CPP Pierce County, Ordinance No 2023-22, Exhibit B

Displacement Risk and Racially Disparate Impacts

Identification of Areas with Higher Risk of Displacement Potential

As described in the demographics section above, Auburn has a very diverse population – by age, race, ethnicity, and household composition (e.g., family or non-family household). The City has included housing preservation as a key goal driving this Housing Action Plan, particularly as it relates to preserving housing for low-income households. Housing preservation is an anti-displacement effort and can help mitigate and minimize the negative effects that often arise from new housing development.

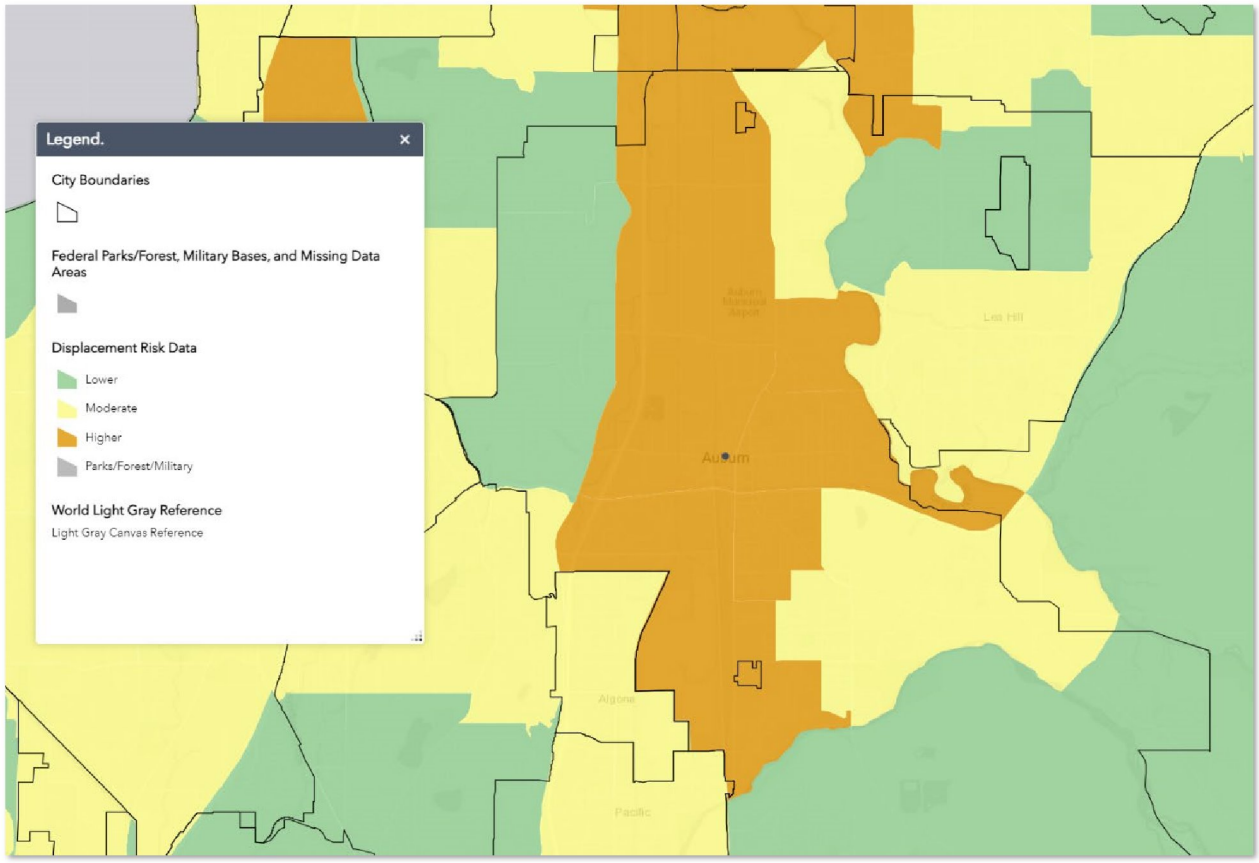
The highest displacement risk in Auburn is the few housing units located in southwest Auburn where mostly industrial and commercial is located. In particular, a mobile home park located in this block group is particularly vulnerable to displacement. Downtown Auburn is also susceptible to moderate to high displacement risk. The downtown area currently contains 426 subsidized affordable units in several developments, slightly more than a quarter of the housing units in the area. A full analysis is located in the Housing Needs and Characteristics Assessment.

Areas of Risk

The Puget Sound Regional Council (PSRC) has taken steps to analyze and map displacement risk in the region. According to PSRC, "In the central Puget Sound region, communities of color, low-income households, small businesses, and renters are recognized as being at higher risk of displacement." To visualize and help plan to mitigate these pressures, PSRC developed five key categories of metrics which can be used to help identify populations at risk of displacement:

- Socio-demographic indicators, including race, ethnicity, linguistic isolation, educational attainment, housing tenure, cost burden, and household income.
- Transportation Indicators, including access to jobs by car and transit and proximity to current and future transit service.
- Neighborhood Characteristics, including proximity to grocery stores, restaurants, parks, and schools.
- Housing Indicators, including development capacity and rental costs
- Civic Engagement, measured by voter turnout.

Figure 36. PSRC Displacement Risk in Auburn (2023)



Source: Puget Sound Regional Council

PSRC developed a mapping tool that aggregates these indicators into high, medium, or low displacement risk areas. As shown in Figure 35 the neighborhoods of West Hill and Southeast Auburn are primarily at lower risk of displacement. The neighborhoods of Lea Hill and South Auburn are primarily at moderate risk of displacement. Central Auburn including downtown and North Auburn are at the highest risk of displacement.

A recent meta-analysis of anti-displacement by researchers at UC Berkeley and UCLA found that neighborhood stabilization and tenant protection strategies in the short term and the production of subsidized housing in the long term had the highest potential to prevent displacement.[4] The Auburn downtown area currently contains 426 subsidized affordable units in several developments, slightly more than a quarter of the housing units in the area.

Racially Disparate Impacts

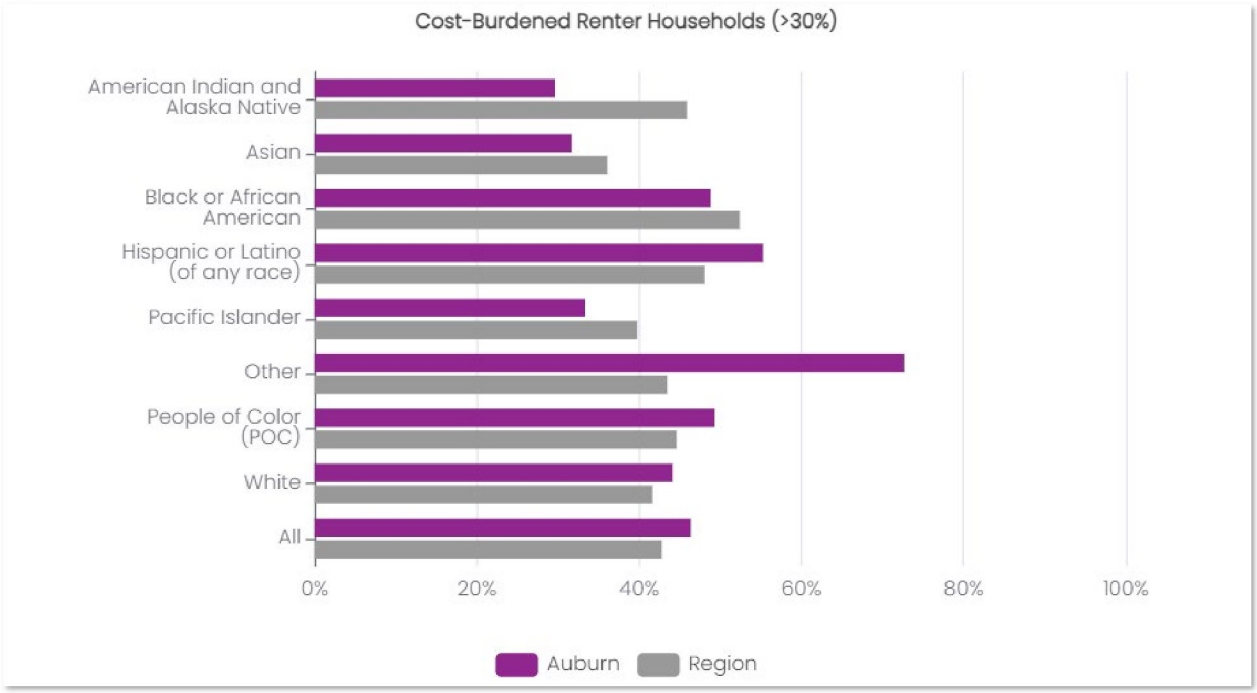
Racially disparate impacts occur when policies, practices, rules or other systems result in a disproportionate effect on one or more racial groups. The PSRC provides

[4] Chapple, Karen and Loukaitou-Sideris, Anastasia. "White Paper on Anti-Displacement Strategy Effectiveness." Prepared for the California Air Resources Board. February 28, 2021.

community profiles for jurisdictions to keep a complete inventory of data from the U.S. Census Bureau. The profile includes housing and household level metrics to support analysis of racial disparate impacts in Auburn. As discussed in the demographics section and shown previously in Figure 2, Auburn is a highly-diverse city with 49% percent identifying as BIPOC.

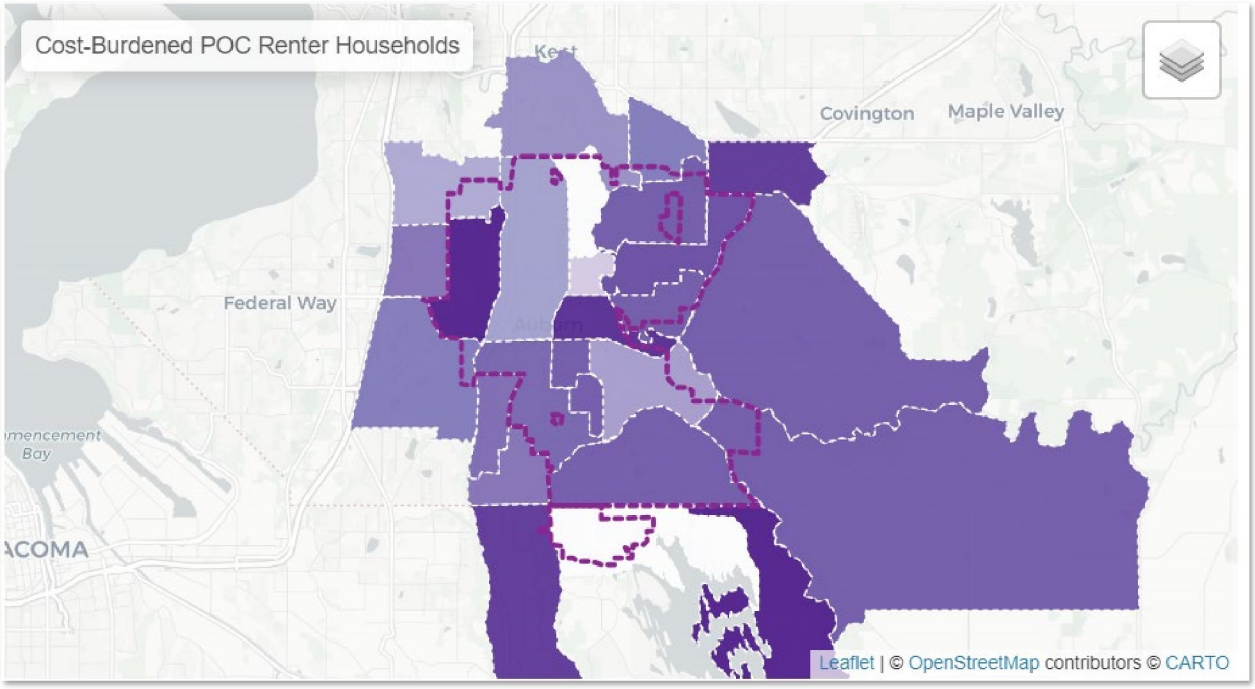
According to CHAS Across races and ethnic groups, rental households are relatively equally cost-burdened. The "other" category, which includes those identify as two or more races is the highest where 72% of those identifying and renters are cost-burdened (see Figure 36). Owner households are also similarly cost-burdened across races and ethnic groups with less overly burdened compared to renters.

Figure 37. Cost-Burdened Renter Households by Race



As shown in Figure 37, the highest concentration of cost-burdened persons of color renter households is located in downtown Auburn. This is also consistent with the displacement risk analysis that shows downtown residents are at the highest risk of displacement overall. Another neighborhood with a higher concentration of cost-burdened POC renter households is West Hill. The city should prioritize affordable and diverse housing options in downtown and West Hill to mitigate displacement risks and disparate impacts to BIPOC communities.

Figure 38. Cost-Burdened POC Renter Households Map



Overall, the diversity in Auburn increases the likelihood of racially disparate impacts, particularly displacement occurring citywide but especially in the downtown. The city has adopted several housing policies that aim to identify and prevent racially disparate impacts. Both the city's Downtown and Housing Action Plans propose actions that aim to promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation.

Housing Attainability

A primary determinant of whether housing is attainable for a household is whether the household's income can support the cost of the housing. King County's Countywide Planning policies require each jurisdiction to assess the affordability of its housing inventory and to plan for meeting local needs for affordable housing as well as accommodating a share of the countywide need for affordable housing.

The Countywide Planning Policies provide guidelines for determining housing affordability using Area Median Income (AMI) to establish housing market segments ranging from Very-Low Income Housing Needs to Moderate Housing Income Needs. Area Median Income is the midpoint of all household income so that half the households earn more than the median income and half the households earn less than the median.

The HUD median family income is $146,500 for the Seattle-Bellevue HUD Metro FMR Area, which includes Auburn (2023). The American Community Survey five-year estimates a median household income of $106,326. For purposes of determining housing affordability, this analysis uses HUD income limits. While Auburn's AMI is also reported and is lower, it is not the basis for the income analysis that follows as the analysis keys on the countywide information.

The Countywide Planning Policies require jurisdictions to analyze housing affordability using 0-30%, 31-50%, 51-80% and over 80% ratios to the HUD-published Area Median Income (2021 King County Countywide Planning Policies. Figure 38 represents the income limits for families of four to afford housing in each need category without becoming cost-burdened.

Figure 39. Income Ranges and Area Median Income

Income Limits	Seattle-Bellevue HUD Metro
Area Median Income (HUD)	$146,500
Moderate Income Housing Need (80% of AMI)	$100,900
Low Income Housing Need (50% of AMI)	$68,500
Very-Low Income Housing Need (30% of AMI)	$41,100
Area Median Income (ACS)	$79,415

Source: HUD, 2023 and 2017-2021 American Community Survey

Affordability of Renter-Occupied Housing

In general, attached housing, such as apartments, is less expensive partly owing to the lower cost of land per unit, and thus serves a greater proportion of lower-income households. To improve understanding of housing attainability for households with lower incomes, we examine the income distribution of households who rent compared to the supply of available rental housing. Breaking out renter-occupied housing units according to income levels, households that rent housing in Auburn and King County tend to have lower incomes.

Figure 40. Cost-burdened and Severely Cost-burdened Renters, Auburn, 2018

Income Category	Total Renter Households	Cost-Burdened	Severely Cost-Burdened
0-30%	4407	88%	72%
30-50%	4009	71%	25%
50-80%	4299	33%	0%
80-100%	1381	0%	0%
100%+	1411	0%	0%
Total	15,507	53%	27%

Source: PUMS (2018)

- In 2018, 88 percent of renters earning less than 30% of AMI were cost-burdened and 71 percent of renters earning between 30% to 50% of AMI were cost-burdened (see Figure 26).
- Cost burdening tends to decline as incomes go up because a household has more income to spend on housing. In Auburn, 33 percent of renters earning between 50% and 80% of AMI were cost burdened.
- Of the approximate 15,507 renter households in Auburn, more than half (53 percent) are cost-burdened, and more than one-quarter (27 percent) are severely cost-burdened.

In 2020, the average market rent for an apartment in Auburn was $1,393 (Costar and Zillow, 2020). Using 2018 income data from Figure 46, this average rent for a two-bedroom apartment would be affordable to a four-person household earning 50% of the AMI (which would be a relatively tight space), or to a two-person household earning between 50% and 80% of AMI.

Figure 41. Median Home Sales Price and Average 2-Bedroom Rent

	2010	2020
Average Rent	$934	$1,393
Median Sales Price	$222,750	$418,300

Source: Costar and Zillow. Not adjusted for inflation

- The average rent for a two-bedroom apartment in Auburn increased by 49 percent from 2010 to 2020, reaching $1,393 per month.
- Between 2010 and 2020, the average monthly rent in Auburn increased by 49 percent ($459 per month). In this same period, the median sales price for a home increased by 88 percent ($195,550).

Overcrowding

HUD defines an overcrowded housing unit as one where there is an average of more than 1 person living per room. Figure 49 shows the percentage of rental units that are overcrowded in Auburn, King County, and Pierce County.

Figure 42. Percentage of Rental Units that are Overcrowded, 2008-2012 5-Year Average

	Auburn	King County	Pierce
Occupants per room	12,452	391,756	119,698
0.50 or less	6,637	210,767	70,925
0.51 to 1.00	4,462	153,539	42,364
1.01 to 1.50	855	13,787	3,955
1.51 to 2.00	335	11,535	2,047
2.01 or more	163	2,128	407
Number of Overcrowded Units (>1)	1,353	27,450	6,409
Percent of Overcrowded Units (>1)	10.9%	7.0%	5.4%

Source: U.S. Census Bureau, 2017-2021 American Community Survey.

Auburn has a higher percentage of overcrowded rental units (10.9%) than King County overall (7%) and Pierce County overall (5.4%). This is likely somewhat driven by the larger average household size in Auburn.

Affordability of Owner-Occupied Housing

Homeownership helps create stability in neighborhoods and has historically been a significant driver of personal and household wealth for individuals and families. A key aspect of addressing a community's housing needs is to ensure there are opportunities for home ownership for moderate-income levels and first-time homebuyers. The exhibits below assess the opportunity in Auburn's owner-occupied housing market based on housing need category.

Auburn's housing stock primarily consists of ownership units (it has a 56 percent homeownership rate) compared to only about 44 percent of rental units. Due to demand outpacing the supply of homes in Auburn, prices have been rising. Since 2010, home prices in Auburn rose by 88 percent, from a median sales price of $222,750 in 2010 to $418,300 in 2020. Over this time, Auburn has seen somewhat lower median home sales price growth than nearby cities (see Figure 42), and the median sales price in Auburn did not overtake that of another city in the 2010-2020 time period.

- For both Auburn and King County, there is owner-occupied housing across all income categories. Given the age and current condition of a significant portion of Auburn's housing stock, some very low-income households may struggle to maintain their homes.
- Generally, Auburn has more households in the moderate and middle-income levels that can own a home compared to King County, suggesting that Auburn offers more affordable homeownership opportunities than available in other parts of King County.

Figure 42 provides median sales prices in Auburn over the last nine years by housing type.

Figure 43. Auburn Median Sales Prices

Area	Median Sales Price 2010	Median Sales Price 2020	Median Sales Price 2023	Increase from 2020 to 2023 Price
Auburn	$222,750	$418,300	$577,641	38%
Burien	$233,450	$470,300	$619,490	32%
Federal Way	$211,600	$414,700	$564,448	36%
Kent	$237,750	$447,700	$611,760	37%

Renton	$269,950	$516,800	$717,804	39%
Tukwila	$182,500	$412,000	$536,522	30%

Source: Auburn Median Sales Price 2010-2023, Zillow.com

- In 2023, Auburn's median sales price for housing units, was $577,641, a 38% increase since 2020. The Auburn housing market is similar to surrounding areas such as Federal Way and Tukwila.

5 Future Housing and Employment Capacity

Buildable Lands Reports Analysis

The City is required to provide capacity for its fair share of the population as determined through countywide planning with King and Pierce Counties. King County and Pierce County targets address the year 2044. The city is projected to need 12,112 additional housing units to accommodate growth.

Every five years approximately, a buildable lands report (BLR) is prepared by both counties to determine progress towards targets. Figure 34 shows the combined remaining growth target for the years 2035-2044 and the City's estimated growth capacity.

Figure 44. Land Capacity and Growth Target

	Capacity and Target Number of Dwellings
Total Capacity (units), King and Pierce Counties	9,264
King County Housing Growth Target (2020-2044)	12,000
Pierce County Housing Growth Target (2020-2044)	112
Total Target	12,112
Surplus/Deficit Capacity by 2044	-2,848

Source: King County 2021, Pierce County 2021

The BLR indicates the City can meet its remaining housing targets by the year 2035. If growth is carried forward to the full planning period 2020-2044 the City will be unable to meet its new housing growth target based on available land capacity with a deficit of 2,848 units. Upzoning residential zoning districts to increase density will enable the city to meet new housing unit needs without the need for additional land.

- Based on buildable lands report information for the portion of Auburn in King County, about half of the City's housing capacity is in low-density zones.

- Based on buildable lands report information for the portion of Auburn in Pierce County, Auburn's capacity is for dwellings in the R-5 zoning district, particularly in the Lakeland PUD. Terrace View is at capacity.
- The Pierce County portion of the City of Auburn has sufficient capacity to accommodate the 2044 targets and the King County portion does not have sufficient capacity to accommodate 2044 targets.

Land Capacity for Affordability and Growth Targets

Land Capacity – No Action Alternative

Through a land use alternative process, the city underwent a no action alternative analysis to determine the land capacity for housing units without any changes to zoning or land inventory. This analysis was completed at the Traffic Analysis Zone (TAZ) level.

Building capacity within each TAZ relies on a buildable land inventory layer produced in GIS form at the parcel level by King County. That layer included parcels deemed to be either vacant or redevelopable, along with an estimate of the net new housing units of capacity for each parcel. For non-residential building capacity, each parcel in that layer had a lot square footage and expected/typical floor area ratio (FAR), yielding a potential new commercial building square footage. Those square footages were converted into potential future jobs for purposes of the allocation model, using different assumptions for average square footage per job for each neighborhood, to reflect differences in industry mix across Auburn.

For the Pierce County portion of Auburn, the methodology included breakouts for Auburn from the Pierce County Buildable Lands Report, Fourth Edition (published in September, 2021).

Capacity for both new housing units and new jobs was aggregated to the neighborhood (District) level for purposes of determining future allocations. Neighborhood capacity shares were weighted by recent neighborhood growth shares to determine initial allocations. TAZ level capacity is used again as a basis for distributing growth allocations within each neighborhood to the various TAZs.

Capacity estimates at the TAZ level were then revised based on staff comments and inputs from ongoing Auburn Downtown Plan Update efforts. In both cases, it is assumed that those inputs reflected more detailed knowledge of parcel-level zoning and land conditions in downtown, and thus reflected a more accurate picture of real development capacity.

Figure 45. Neighborhood (District) No Action Employment and Household Growth Capacity

	Employment and Household Neighborhood Capacities	
	Jobs	HUs
DOWNTOWN	1,195	1,948
LAKELAND	0	41
LAKELAND-PIERCE	0	48
LEA HILL	142	983
NORTH DOWNTOWN	308	340
NORTH AUBURN	3,463	504
PLATEAU	100	1,097
SE AUBURN	0	1,428
SOUTH AUBURN	2,220	2,706
WEST HILL	809	477
Total	8,236	9,572

Neighborhood-Level Projected Population and Employment Growth

To calculate each neighborhood's share of recent growth, 2010 to 2020 block-level Census counts of housing units and 2009 to 2019 Census LEHD block-level job counts were used. Because census block boundaries do not match well with neighborhood boundaries or TAZs, those estimates are necessarily approximations based on assigning blocks to TAZs containing their centroids.

Neighborhood level growth was considered irrelevant to employment growth allocation decisions, since projected citywide job growth far exceeded total land capacity for employment uses. In other words, if this TAZ allocation is intended to reflect a no-action growth scenario, then regardless of growth momentum, job growth would be limited to what could be built on known vacant and underutilized parcels subject to current zoning – meaning that each TAZ would simply receive as much job growth as their identified capacity can accommodate (with no need to weighting based on prior growth).

For housing unit growth allocations, there was excess available capacity to work with (9,572 units of estimated capacity versus 7,774 units of projected growth). So, some weighting was required to determine which neighborhoods should receive that growth. Because Downtown capacity and allocations remain consistent,

weighting was only applied to non-downtown neighborhoods to arrive at growth allocation totals.

Figure 46. Neighborhood (District) No Action Employment and Household Growth Allocations

	Employment and Household Neighborhood Allocations	
	Jobs	HUs
DOWNTOWN	1,195	1,948
LAKELAND	0	32
LAKELAND-PIERCE	0	36
LEA HILL	142	740
NORTH DOWNTOWN	308	340
NORTH AUBURN	3,463	380
PLATEAU	100	826
SE AUBURN	0	1,076
SOUTH AUBURN	2,220	2,038
WEST HILL	809	359
Total Allocated (to TAZs within neighborhoods based on revised TAZ capacities	8,236	7,774
Comparisons		
Predictive Forecast (not capacity-constrained)	*22,623*	*7,774*
Adopted Growth Targets	*19,520*	*12,112*

No-Action Forecasts Compared to Adopted Policy Growth Targets

Predicted no-action housing growth is lower than adopted growth targets. According to the King County demographer, the adopted growth target for housing units from 2019 to 2044 was 12,000 units. Adjusting to 2021, this target calls for addition of 10,959 additional units by the 2044 horizon year. In contrast, the baseline, no-action predictive forecast is for 7,774 new units by 2044. Both King and Pierce Counties have since updated their projected housing unit allocations to an additional 12,112 housing units (July-August 2023).

For employment, the no-action growth forecast is for 22,623 new jobs by 2044, as compared to an adopted growth target of 19,520 jobs. However, because estimated capacity for new jobs is limited to 8,236 across Auburn's neighborhoods, the no-action TAZ allocations are constrained to that figure and will necessarily fall well short of the 19,520 target.

Draft Preferred Land Use Scenario

The future land use map accounts for housing and employment targets, legislative requirements, and growth centers in the city. The Draft Preferred scenario[5] is detailed in the Land Use Element.

Residential Capacity

A residential land capacity analysis evaluates whether jurisdictions have sufficient land capacity available to allow for the types and amount of new housing needed to meet identified housing needs is required as part of HB 1220 requirements. The 2021 Housing Element updates amended RCW 36.70A.070(2)(c) of the Growth Management Act to require the Housing Element to include explicit consideration of capacity for the following household needs and building types:

- Moderate, low, very low, and extremely low-income households;
- Permanent supportive housing;
- Emergency housing and emergency shelters; and
- Duplexes, triplexes and townhomes (within an urban growth area boundary

The intent of this analysis is to assess the City of Auburn's current capacity to accommodate different housing income brackets and whether that capacity is sufficient to meet Auburn's housing targets established by King and Pierce counties. In addition, this analysis considers implementing a preferred land use alternative through zoning changes and provides updated capacity calculations to ensure sufficient capacity of suitable land to meet growth targets.

Approach and Methodology

The Auburn Residential Land Capacity Analysis completed for the purpose of implementing HB 1220 requirements utilizes King County[6] and Pierce County[7] Buildable Lands Reports from 2021 as the baseline with minor adjustments based on input from city planning and departmental staff through the alternatives planning and growth allocations process. This analysis completes the following steps as outlined in the HB 1220 "Updating your Housing Element"[8] Book 2 guidance developed by the Department of Commerce:

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[5] Draft preferred scenario represents city staff's intent to comply with all required regulations and serve as basis for modelling and evaluation used in the draft Comprehensive Plan. This scenario will be deemed "Preferred" after EIS process and Planning Commission evaluation and acceptance is complete.

[6] https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/urban-growth-capacity-report

[7] https://www.piercecountywa.gov/923/Buildable-Lands

[8] https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

Step 1. Summarize developable residential land capacity by zone.

The first step is to identify the gross developable land acreage by zoning designation to summarize. This portion of the analysis involves a jurisdiction-wide scan to quantify all land available for residential or commercial/industrial development for the next 20-year planning period. “Land supply” is the phrase used to refer to an inventory of land “suitable for development” (King County). The land supply includes vacant and redevelopable lands with land supply inventories recorded in 2019. For this approach, the land supply acres were drawn from the land inventory layer produced in GIS form at the parcel level by King County. That layer included parcels deemed to be either vacant or redevelopable, along with an estimate of the net new housing units of capacity for each parcel. For non-residential building capacity, each parcel in that layer had a lot square footage and expected/typical floor area ratio (FAR), yielding a potential new commercial building square footage. For the Pierce County portion of Auburn breakouts for Auburn from the Pierce County Buildable Lands Report, Fourth Edition (published in September, 2021).

The 2019 data was cross-checked with 2023 King County and Pierce County parcel assessor data which was combined into a singular dataset for the city. This data set was joined with the city’s zoning designation to ensure zoning accuracy. In order to determine “developable” parcels the King County Technical Memo B. Land Capacity Supply for Buildable Lands Report process was followed similarly to the original 2021 process with changes since 2023. This process identified vacant parcels through querying for vacant as the existing land use (PRESUSE_DES) and underutilized parcels with an improvement value of $10,000 or less or existing use surface parking lot (see Technical B memo criteria). To quantify the developable land supply, the process:

- Assembled necessary data for the entire jurisdiction, including parcel/assessor data, critical areas, and zoning.
- Defined vacant and developable lands using a density and/or value threshold
- Exclude lands or parcels unlikely to develop including critical areas, public use, capital infrastructure, and environmentally constrained
- Applied vacant and redevelopable land definitions to the parcel data
- Reviewed and refine the resulting developable land supply

The outcome of this analysis is similar to the original 2021 analysis with reductions in available land due to new building permits. The city estimates 156 single-family units were built between 2019 and 2021 as well as 726 single-family units that were accounted for in the analysis. The baseline data is adjusted from the 2019 Buildable Lands Report with changes since 2019, including the Bridges annexation in 2024 of 13 vacant acres zoned as Residential 5 du/acre.

Figure 47. Gross Residential Capacity by Zone

Zone	Gross developable land (acres)		Infrastructure and Land Availability Deduction	Net developable land (acres)		Assumed Density (unit/acre)	Gross residential capacity (units)
Residential Zoning Districts							
Residential Conservancy (RC)	Vacant	715	45%	393	400	0.25	100
	Under-developed	15	55%	7			
Residential 1 du/acre (R-1)	Vacant	159	35%	103	167	1	167
	Under-developed	115	45%	63			
Residential 5 du/acre (R-5)	Vacant	855	35%	555	592	4.4	2,603
	Under-developed	66	45%	36			
Residential 7 du/acre (R-7)	Vacant	241	35%	157	172	7	1,207
	Under-developed	29	45%	16			
Residential 10 du/acre (R-10)	Vacant	22	30%	15	15	10	153
	Under-developed	0	40%	0			
Residential 16 du/acre (R-16)	Vacant	38	30%	26	26	16	421
	Under-developed	0	40%	0			
Residential 20 du/acre (R-20)	Vacant	61	28%	44	49	21.1	1,044
	Under-developed	9	38%	5			
Mixed Use Commercial (C-4)	Vacant	1	28%	1	1	20	12
	Under-developed	0	38%	0			
	Under-developed	0	21%	0			
Downtown Urban Center (DUC)	Vacant	10	28%	8	11	100	1,123
	Under-developed	6	38%	4			
Residential Office District (RO)	Vacant	0	28%	0	1	18.15	14
	Under-developed	1	38%	1			
	Under-developed	0		0			
	Vacant	37	28%	27	27	10	273

Residential Manufactured/Mobile Home Community (R-MHC)	Under-developed	0	38%	0			
	Under-developed	0		0			
Lakeland Hills South PUD	Vacant	12	45%	7	7	6	40
	Under-developed	0	45%	0			
	Under-developed	0		0			

After determining the gross developable land an infrastructure and development deduction factor was implemented. The market factor deductions were:

- Vacant properties: 15%
- Under-developed properties: 25%

The public purpose and right of way factors for infrastructure were applied from the Urban Growth Report as part of the King County Buildable Analysis and did not differ for vacant and under-developed properties. For residential zones RC through R-7 both deductions were 20% and for R-10, 14% respectively. R-10 and mixed-use zones were 12.5% respectively. The deduction factors reduce the amount of buildable land to determine net developable land in acres. Finally, the total capacity is calculated by multiplying the net developable acreage by the assumed density level expressed in units per acre. The density is based on Auburn Municipal Code.

Figure 48. Gross Development Capacity by Zone

Zone	Net developable land (acres)	Assumed density	Gross residential capacity (units)	Existing units on developable land (units)	Net capacity
Residential Zoning Districts		Units/Acre			Residential Units
Residential Conservancy (RC)	745	0.25	100	75	25
Residential 1 du/acre (R-1)	275	1	167	29	138
Residential 5 du/acre (R-5)	1230	4.4	2,603	541	2,062
Residential 7 du/acre (R-7)	294	7	1,207	146	1,061
Residential 10 du/acre (R-10)	22	10	153	26	127
Residential 16 du/acre (R-16)	0	16	421	-	421
Residential 20 du/acre (R-20)	79	21.1	1,044	118	926
Non-Residential Zoning Districts					
Mixed Use Commercial (C-4)	1	20	12	-	6

Downtown Urban Center (DUC)	11	100	1,123	1	561
	0	0	-		
Residential Office District (RO)	1	18.15	14	-	14
Residential Manufactured/Mobile Home Community (R-MHC)	27	10	273	-	273
Lakeland Hills South PUD	7	6	40	-	40
				Total	**5,652**

Based on current zoning, density, deduction factors, and mixed-use considerations minus existing buildings the city has an estimated capacity for 5,652 additional units.

Changes to the housing element in 2021 call for jurisdictions to consider the role of accessory dwelling units (ADUs) in meeting housing needs. Changes in 2023 resulting from HB 1337 require jurisdictions to allow up to two ADUs per lot in urban growth areas, with the option for separate sale. Although capacity for ADUs has not typically been measured in a residential land capacity analysis, they are very likely to become important in meeting housing needs.

Auburn implemented the optional methodology for potential developed ADUs on residential lots. The city estimates that there are about 14,000 developable residential lots with a participation factor of 10%. This adds another estimated 1,852 units. However, these units are not considered as part of the housing total needed to accommodate the 12,112 housing unit growth target.

Figure 49. Potential ADU Capacity

Lots available for ADUs	Participation factor	Potential ADU lots	Average ADUs per lot	Total ADU capacity
14,818	10%	1,482	1.25	1,852

Step 2. Categorize zones by allowed housing types and density levels.

This step identifies which housing types are allowed in each zone to facilitate relating each zone category to potential affordability levels. City planning staff implemented assigned zone categories recommended in the Department of Commerce guidance as low density, moderate density, high-density, and high density mixed use.

Figure 50. Classifying Zones by Housing Types Allowed

Residential Zoning Districts	Typical housing types allowed	Max density level allowed	Assigned zone category
Residential Conservancy (R-1)	Detached single-family homes, ADUs	0.25 du/1	Low Density
Residential 1 du/acre (R-1)	Detached single-family homes, ADUs	1 du/1	Low Density
Residential 5 du/acre (R-5)	Detached single-family homes, ADUs	5 du/1	Low Density
Residential 7 du/acre (R-7)	Detached single-family homes, ADUs, duplex	7 du/1	Moderate Density
Residential 10 du/acre (R-10)	Detached single-family homes, duplex, townhomes	10 du/1	Moderate Density
Residential 16 du/acre (R-16)	Detached single-family homes, duplex, supportive housing, townhomes, multi-family	16 du/1	High Density
Residential 20 du/acre (R-20)	Duplex, supportive housing, townhomes, multi-family	20 du/1	High Density
Light Commercial District (C-1)	Live/work unit, work/live unit	20 du/1	Low Density
Central Business District (C-2)	Live/work unit, work/live unit, multi-family dwellings part of mixed use development	20 du/1	High Density Mixed-use
Heavy Commercial District (C-3)	Live/work unit, work/live unit, multi-family dwellings part of mixed use development	20 du/1	Low Density
Mixed Use Commercial (C-4)	Live/work unit, work/live unit, multi-family dwellings part of mixed use development	20 du/1	High Density Mixed-use
Light Industrial District (M-1)	Live/work unit, work/live unit	20 du/1	Low Density
Residential Office District (RO)	Duplex, home occupation live/work, work/live, multi-family stand alone, detached single-family	20 du/1	Moderate Density

Residential Office District – Hospital (RO-H)	Home occupation, live/work, work/live	25 du/1*	Moderate Density
Institutional Use (I)	Home occupation, nursing home	20 du/1*	Low Density
Residential Manufactured/Mobile Home Community (R-MHC)	Manufactured/mobile homes	10 du/1	Moderate Density R-MHC
Downtown Urban Center (DUC)	Mixed-use, townhomes, multi-family	100 du/1	High Density Mixed-use
Lakeland Hills South PUD	Single family, condos, townhomes, apartments, accessory uses, home occupations, senior housing	6 du/1	Moderate Density

Step 3. Relate zone categories to potential income levels and housing types served.

This step relates zone categories to potential income levels and housing types served. This step assumes which income levels are to be served by new market-rate housing production in each zone category as well as new income-qualified affordable housing projects. A detailed market analysis was not completed but the moderate cost default assumed affordability level was implemented with adjustments based on the market analysis completed as part of the City's Housing Action Plan.

Figure 51. Relating Zone Category to Housing Types and Income Levels

Zone Category	Typical housing types allowed	Lowest potential income level served		Assumed Affordability level for capacity analysis
		Market rate	With subsidies and/or incentives	
Low Density	Detached single family homes	Higher Income (>120% AMI)	Not typically feasible at scale	Higher Income (>120% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex	Moderate income (>80-120% AMI)	Not typically feasible at scale	Moderate income (>80-120% AMI)

High-Density	Townhomes, multi-family, walk-up apartments	Low income (>50-80% AMI)	Extremely low and very low income (0-50%)	Low income (>50-80% AMI)
High-Density Mixed Use	Mixed-use multifamily, townhomes, multifamily	Low income (>50-80% AMI)	Extremely low and very low income (0-50%)	Low income (>50-80% AMI)
ADUs (all zones)	ADUs	Low income (>30-50% AMI)	N/A	Low income (>50-80% AMI)

Step 4. Summarize capacity by zone category.

This step summarized the land capacity for housing unit production by zone category from the findings of Steps 1-4. The total housing capacity is estimated at 5,652 citywide with the majority of housing accounted for in the low-density zone category excluding ADUs. The total capacity including potential ADUs is 7,504 units.

Figure 52. Capacity by Zone

Zone Residential Zoning Districts	Unit Capacity	Assigned Zone Category	Capacity in zone category
Residential Conservancy (R-C)	25	Low Density	2,225
Residential 1 du/acre (R-1)	138	Low Density	
Residential 5 du/acre (R-5)	2,062	Low Density	
Light Commercial District (C-1)	-	Low Density	
Light Industrial District (M-1)	-	Low Density	
Heavy Commercial District (C-3)	-	Low Density	
Residential 7 du/acre (R-7)	1,061	Moderate Density	1,241
Residential 10 du/acre (R-	127	Moderate Density	
Central Business District (C-2)	-	Moderate Density	
Residential Office District (RO)	14	Moderate Density	
Residential Office District - Hospital (RO-H)	-	Moderate Density	
Lakeland Hills South PUD	40	Moderate Density	
Residential Manufactured/Mobile Home Community (R-MHC)	273	Moderate Density R-MHC	273
Residential 16 du/acre (R-16)	421	High Density	1,347
Residential 20 du/acre (R-20)	926	High Density	
Mixed Use Commercial (C-4)	6	High Density Mixed-Use	566
Downtown Urban Center (DUC)	561	High Density Mixed-Use	

		ADUs	1,852
Total Housing Capacity (no ADUs)			5,652
Total (with ADUs)			7,504

Step 5. Compare projected housing needs to capacity.

The city's growth target for housing units is 12,112 units citywide. Based on the residential land capacity analysis, the city can expect a capacity deficit of 4,608 total units with current zoning and density regulations. The most significant deficit is providing housing for the 0-30% (supportive housing) and >80-100% income level brackets. The deficit indicates a need to implement actions to increase capacity including density increases and zoning reallocation. In comparison, the 2021 Buildable Land Reports indicates a deficit of 2,800 units. Since this is a summarized high-level process with assumptions, it is likely the true deficit is somewhere between the 2,800 to 4,600 estimated units. However, the city should plan for accommodating the high-end of the deficit to ensure growth targets are met.

Figure 53. Capacity Compared to Housing Needs

Income Level (% AMI)	Projected housing need	Zone categories serving these needs	Aggregated housing needs	Total capacity	Capacity surplus or deficit
0-30% PSH	832	ADUs	2,389	1,852	(537)
0-30% Other	1557				
>30-50%	330	High-Density, High-Density Mixed Use	962	1,913	951
>50-80%	632				
>80-100%	1153	Moderate Density	2,458	1,514	(944)
>100-120%	1305				
>120%	6303	Low-Density	6,303	2,225	(4,078)
		Total	12,112	7,504	(4,608)

Summary

The residential land capacity analysis is an estimate that projects future capacity for accommodating housing units based on current zoning and indicates there is a shortage in the land capacity availability for housing units needed. The city should plan for the highest capacity deficit to ensure adequate capacity to meet growth targets. The city needs to adjust zoning and density to account for an additional 4,600 units that the current capacity does not accommodate. Implementation

actions to increase capacity and projected housing capacity changes are in the Housing and Land Use elements.

Assumptions and Limitations

The residential land capacity analysis process, as outlined by the Department of Commerce guidance, makes several assumptions regarding truly available developable land. The data is reliant upon accurate assessor data and estimated deduction factors for market, public purpose, and environmental considerations. The city assumes participation factors and markets, but these are variables outside of city control. The data used doesn't directly translate into specific Market Factor values, housing types, or income levels served. Instead, the process helps define ranges and suggest appropriate assignments. The King County and Pierce County Urban Growth Capacity reports also highlight limitations in conducting land capacity analyses.

Step 6. Implement actions to increase capacity to address deficiencies

Draft Preferred Alternative Implementation

To address the anticipated unit deficit of 4,600 Auburn has consolidated zoning districts, increased densities, and permitting additional housing types. The changes in zoning are based on the preferred alternative completed as part of the land use scenario process where centers and nodes are identified for increased density. The alternative also assumes citywide density increases to accommodate population, housing, and employment growth allocations at the TAZ level projected for 2044. The zoning changes are summarized below.

Figure 54. Draft Preferred Zoning Assumptions

Existing Zoning	Proposed Zoning	Typical development	Existing Density (du/acre)	Proposed New Density (DU/acre)	Assumed development
RC	*RC*	*Single-Unit Detached Houses, Middle Housing, ADUs*	*0.25*	*1*	*Four units on 4ac*
R1	*R1*	*Single-Unit Detached Houses, Middle Housing, ADUs*	*1*	*4*	*Four units on 1ac*

R-5, R-7	*R2*	*SF, Townhouse, Duplex, Triplex, Fourplex, Stacked Flats, Courtyard Apartments, Cottage Housing - 4-6 units/lot, ADUs*	*5, 7*	*25*	*Four townhomes on 8,000 sf*
R-10, R-16	*R3*	*R2 (No SF)+ Fiveplex, Sixplex, Stacked Flats, Apartment Buildings and Mixed-Use up to 20 units, ADUs*	*10, 16*	*30*	*Ten units on 14,500 sf*
R-20	*R4*	*R3 + Apartment Buildings and Mixed-Use over 20 units, ADUs*	*20*	*50*	*100-unit complex on two acres*
N/A	*R-NM*	*R4 and C1 Uses + Mixed-Use (horizontal or vertical) Emphasis*	*N/A*	*30*	*Same as R4 but assumes 50% of parcels are non-residential*

Based on zoning data provided by the city that was provided by the city and understanding of the zoning shifts, particularly the creation of the new Neighborhood Mixed Use and DUC zoning designations, zoning changes were recorded. In summary:

- R-1 remains unchanged
- R-5 and R-7 become R-2 and 72 acres of R-7 is shifted to R-NM
- R-10 and R-16 become R-3
- R-20 shifts one acre to R-NM
- R-NM receives zone shifts from R-2, R-20, and Unclassified
- C-1 shifts 13 acres to DUC C-1
- C-2 shifts 8 acres to DUC C-2
- DUC is shifted into DUC-55, -75, and -125, and Flex Residential
- M-1 shifts 39 acres to DUC M-1 and 2 acres to DUC-75

In addition to the zoning shifts, densities were substantially increased for the zoning districts. With these adjustments the city's new capacity is estimated to accommodate 45,951 new housing units.

Figure 55. Adjusted Residential Capacity by Zone

Zone Residential & Mixed-Use Zoning Districts	Zoning changes (developable acres)	Net zoning changes (acres)	Assumed density Max DU/Acres	Residential capacity adjustment (units)	Zone category
Residential Conservancy (RC)	745	0	1	745	Low Density
R-1	275	0	4	1,101	Low Density
R-5	1230	-1230	-	-	-
R-7 (R2 – Residential Low)	294	1158	25	36,308	Moderate Density
R-10 Plus	22	-22	-	-	-
R-16 Plus (R3 – Residential Moderate)	0	22	30	660	Moderate Density
R-20 Plus (R4 – Residential High	79	-1	50	3,890	High Density
Neighborhood Mixed-Use (RNM)	0	89	30	2,670	High Density Mixed-Use
Manufacture Home/Community (R-MHC)	27	0	10	273	Low Density
Residential Office (RO)	1	-1	-	-	-
DUC Downtown Urban Center - 125	0	5	100	125	High Density Mixed-Use
DUC Downtown Urban Center - 75	0	5	95	119	High Density Mixed-Use
DUC Downtown Urban Center - 55	0	4	90	90	High Density Mixed-Use
DUC Neighborhood Residential	0	3	30	90	High Density Mixed-Use
Total Residential Capacity				46,070	

This analysis finds that there is sufficient residential zoned capacity in the Draft Preferred Alternative zoning map and related updates to accommodate the city's growth target of 12,112.

Housing Capacity by Income Band

In addition to meeting the capacity targets for residential, the city meets the aggregate housing needs for income level groups based on adjustments to the zone categories servicing the projected needs. The only exception is the >120% AMI category, which includes primarily low-density housing. However, this AMI category is not required to be met under HB 1220 requirements as high-income earners are represented in this group and can also purchase moderate density housing as well.

Figure 56. Adjusted Residential Capacity by Affordability Level

Income Level (% AMI)	Zone categories servicing these needs	Aggregated housing needs	Capacity prior to zoning adjustment	Rezoning capacity adjustments	Adjusted capacity surplus or deficit
0-30% PSH	ADUs, High Density-Mixed Use	2,389	1,852	4,827	2,438
0-30% Other					
>30-50%	High-Density	962	1,913	3,890	2,928
>50-80%					
>80-100%	Moderate Density	2,458	1,514	37,058	34,600
>100-120%					
>120%	Low-Density	6,303	2,225	1,846	(4,457)

Employment Capacity

The adjusted employment development capacity by zone is calculated by the square footage conversion from acres and then divided by the employment densities determined through the King County Buildable Lands Report process in 2021. Downtown mixed-uses expect a distribution of 75% residential and 25% commercial, whereas the Neighborhood Mixed Use expects a 50-50% split for mixed uses laterally and horizontally. The adjusted employment estimates accommodating 20,701 additional jobs at max buildable capacity. The city's employment target is 19,520 and these adjustments meet the growth target.

Figure 57. Adjusted Employment Capacity by Zone

Zone Non-Residential Zoning Districts	Zoning changes (developable acres)	Net zoning changes (acres)	Assumed density Max Buildable Area	Residential capacity adjustment (units) Jobs
Light Commercial (C-1)	32	-13	845,391	2,254
Heavy Commercial District (C-2)	8	-8	-	-
Auburn Gateway District	0	0	653,400	653
Light Industrial (M-1)	132	-41	3,945,338	3,945
Heavy Industrial (M-2)	81	-9	3,122,925	3,123
Airport Zone	5	0	233,038	233
Mixed-Use Districts	Zoning changes (develop	Net zoning chang	Max Buildable Area	Jobs

	able acres)	es (acres)		
Downtown Urban Center	11	-11	-	-
DUC Downtown Urban Center - 125	0	5	163,350	408
DUC Downtown Urban Center - 75	0	5	163,350	408
DUC Downtown Urban Center - 55	0	4	130,680	327
DUC Neighborhood Residential	0	3	98,010	245
DUC Health and Wellness - 125	0	2	87,120	218
DUC C-1	0	13	566,280	1,510
DUC C-2	0	12	522,720	1,394
DUC M-1	0	39	1,698,840	1,699
Neighborhood Mixed-Use (RNM)	0	89	1,938,420	5,169
			Total Jobs Capacity	21,587